

# SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION

**September 20, 2006  
3:00 P.M.**

Jeffrey Fetzer - Chairman  
Xavier Gonzalez - Vice-Chairman

Ed Cabel	John Laffoon
Timothy B. Cone	Samuel E. Luna
Eva Y. Esquivel	Victor Salas
Isabel Baese Garcia	Bernice B. Williams
Dan Gonzalez	Mark Wohlfarth
Marianna C. Jones	Jesse Zuniga, III

- 3:00 P.M. - Call to Order - Board Room, Development and Business Services Center, 1901 S. Alamo
- Roll Call
- Chairman's Statement

## **CONSENT**

- |   |   |
|---|---|
| 1 . <u>Case No. 2006-285</u><br>104 N. St. Mary's (200 RiverWalk)<br>Joanna Plata               | Signage   |
| 2 . <u>Case No. 2006-286</u><br>111 Alamo Plaza<br>Mi Lindo Mexico Azteca                       | Signage   |
| 3 . <u>Case No. 2006-041</u><br>115 Devine St.<br>Charles Schubert                              | New Construction                                    |
| 4 . <u>Case No. 2006-287</u><br>120 West Magnolia Avenue<br>Paul Robert Killen & Melissa Castro | Painting, Renovation,<br>Fencing, Tax Certification |
| 5 . <u>Case No. 2006-288</u><br>128 Cedar Street<br>Anita G. Sepulveda                          | Exterior Renovations-<br>Handrails                  |
| 6 . <u>Case No. 2006-289</u><br>130 King William<br>San Antonio Art League Museum               | Landscaping   |
| 7 . <u>Case No. 2006-290</u> Convention Center<br>200 East Market Street<br>Richard Morales     | Interior Renovations,<br>Placement of Accessories   |
| 8 . <u>Case No. 2006-291</u><br>3606 Avenue B<br>Enola W. Lemelle                               | Signage   |

9 . <u>Case No. 2006-236</u>	503 Colita Sharon Daly	Addition, Exterior Renovations
10 . <u>Case No. 2006-237</u>	506 & 508 Carson Sharon Daly	Addition, Exterior Renovations
11 . <u>Case No. 2006-238</u>	507 & 509 Colita Sharon Daly	Addition, Exterior Renovations
12 . <u>Case No. 2006-292</u>	401 Mission Street Adrianna Guerra	Exterior Renovations, Painting, Landscaping
13 . <u>Case No. 2006-293</u>	418 West Commerce Goodwill Industries of San Antonio - Connie Marshall	Placement of Exterior
14 . <u>Case No. 2006-294</u>	510 Furr Elifa Rodriguez	Painting, Exterior Renovations
15 . <u>Case No. 2006-140B</u>	710 S. Medina St. Milmo Investments	Exterior Renovations - Carport
16 . <u>Case No. 2005-035</u>	1802 South St. Mary's Street Darryl Ohlenbusch	Exterior Renovations
17 . <u>Case No. 2006-295</u>	2338 West Gramercy Place Stephen & Criste Tonra	Exterior Renovations - Windows
18 . <u>Case No. 2006-296</u>	223 Losoya Zuni Grill	Awnings, Signage
19 . <u>Case No. 2006-297</u>	331 Adams Christopher Remodeling	Fencing, Landscaping, Swimming Pool
20 . <u>Case No. 2006-298</u>	Morris Building 126 E. Main Plaza PAB Investments - Paul Allen Boskind	Signage, Awnings
21 . <u>Case No. 2006-299</u>	833 West Cypress Street Viola Werner	Partial Demolition and Repair

22 . Case No. 2006-300

419 North Drive  
Alex and Debra Manrique

Painting

23 . Case No. 2006-301

411 SW 24th Street  
Our Lady of the Lake University

Pole Banners

**INDIVIDUAL CONSIDERATION**

**Returning Cases**

24 . Case No. 2006-281

320 Quentin Drive  
Hilario S. and Maria T. Solis

New Construction - garage

25 . Case No. 2006-280

402 Madison  
Minnie Garza-Jaber & Ismail Jaber

Exterior Renovations

**RIO**

26 . Case No. 2006-302 CoSA San Antonio River Improvements Art Master Plan

RiverWalk - various locations  
City of San Antonio - James Leflore

Master Plan document

27 . Case No. 2006-303

3714 Broadway  
Mario Barrozo

Signage, Canopy

**Historic**

28 . Case No. 2006-304

1605 East Houston  
Eugene Coleman, Jr.

Signage

29 . Case No. 2006-305

302 West Lynwood Avenue  
Joe Stubblefield, Architect

Addition, Exterior  
Renovations, Roofing

30 . Case No. 2006-306

245 Mary Louise  
Dorthy Sanchez

Renovation, Historic Tax  
Certification

31. Case No. 2006-180

502, 506, 508, & 510 Riverwalk  
FSI Restaurant Development (Landry's)

Exterior Renovations

32. Case No. 2004-137B San Antonio River Improvements Project

Museum Reach Urban Segment  
San Antonio River between Lexington & Grayson  
John Mize, Ford, Powell & Carson, Inc.

River Improvements

**6:00 P.M.**

33. Case No. 2006-307

115 Main Plaza  
Larry Clark - Bender, Wells, Clark Design

Redevelopment of Main Plaza

**OTHER ITEMS:**

- Citizens to be Heard
- August 2, 2006 minutes
- Staff Report
- Executive Session: Consultation on attorney - client matters
- Adjournment.

THE DEVELOPMENT AND BUSINESS SERVICES CENTER IS WHEELCHAIR ACCESSIBLE. ACCESSIBLE PARKING SPACES ARE LOCATED AT THE FRONT ENTRANCE. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245/TDD.

# **CONSENT AGENDA**

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 1

**HDRC CASE NO:** 2006-285

**IDENTIFIER:**

**ADDRESS:** 104 N. St. Mary's (200 Riverwalk)

**LEGAL DESCRIPTION:** NCB 116 BLK LOT 2 THRU 9, & W 3.6 FT OF ALLEY

**ZONING:** D RIO-3

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 1

**DISTRICT:** RIO-3

**LANDMARK:**

**APPLICANT:** Joanna Plata

**OWNER:** Aztec Project Development

**TYPE OF WORK:** Signage

**REQUEST:**

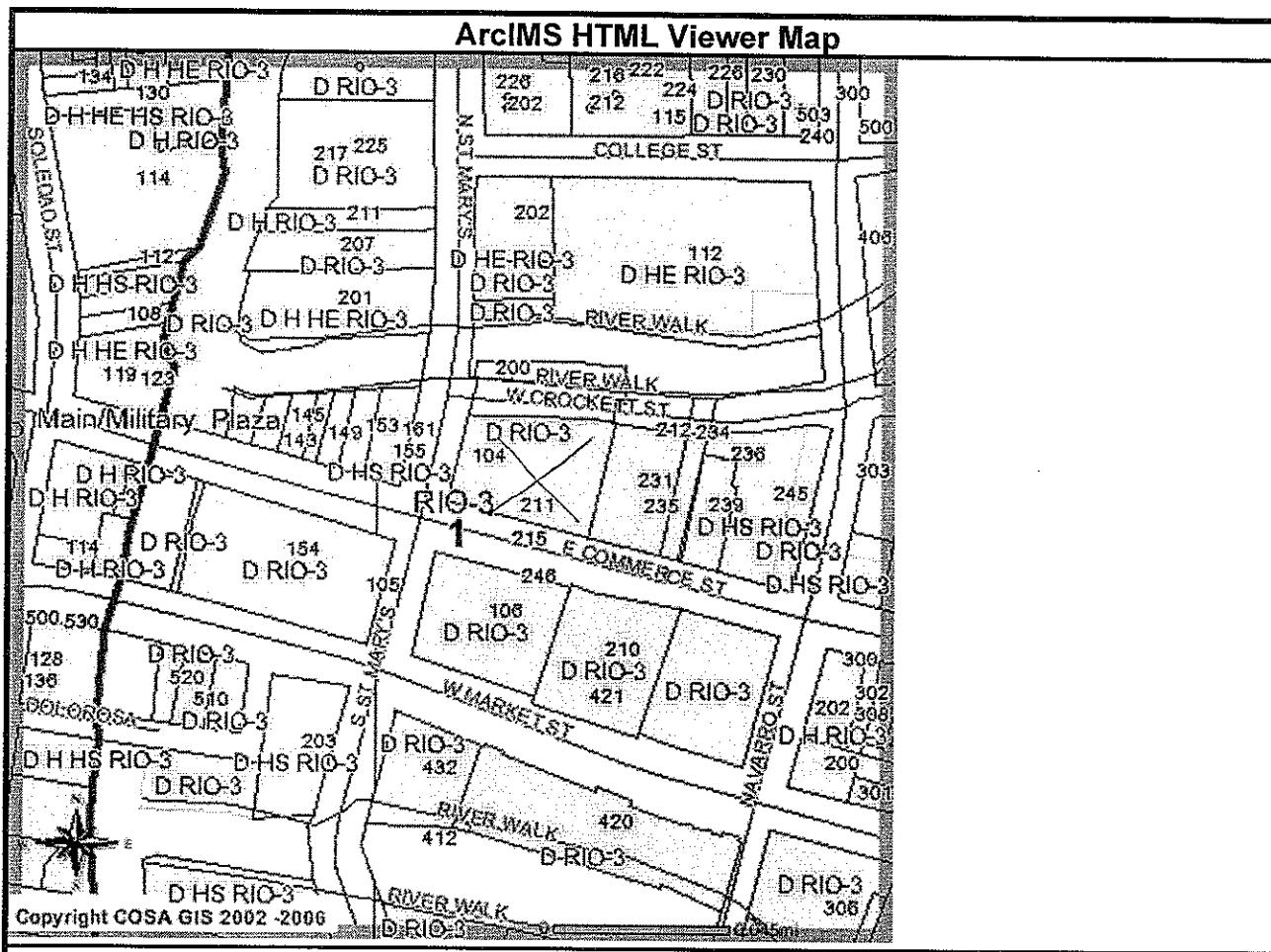
The applicant is requesting a Certificate of Appropriateness for Final Approval to place an 18 x 24 inch monument directory sign at the Aztec Building Riverwalk entrance. The sign will be maroon aluminum case with a lockable glass face and a decorative flat black iron frame.

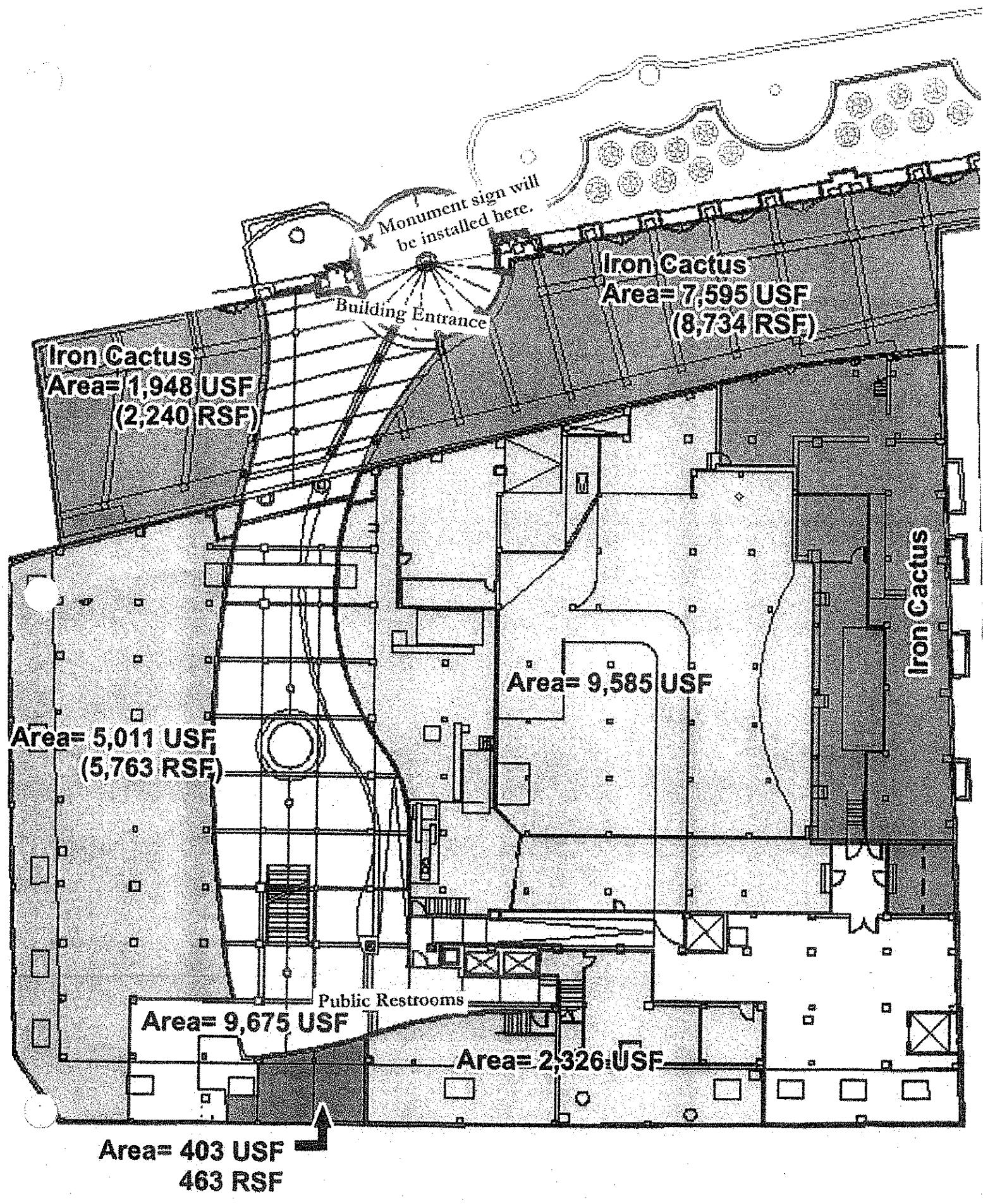
The accompanying exhibits provide additional information.

**RECOMMENDATION:**

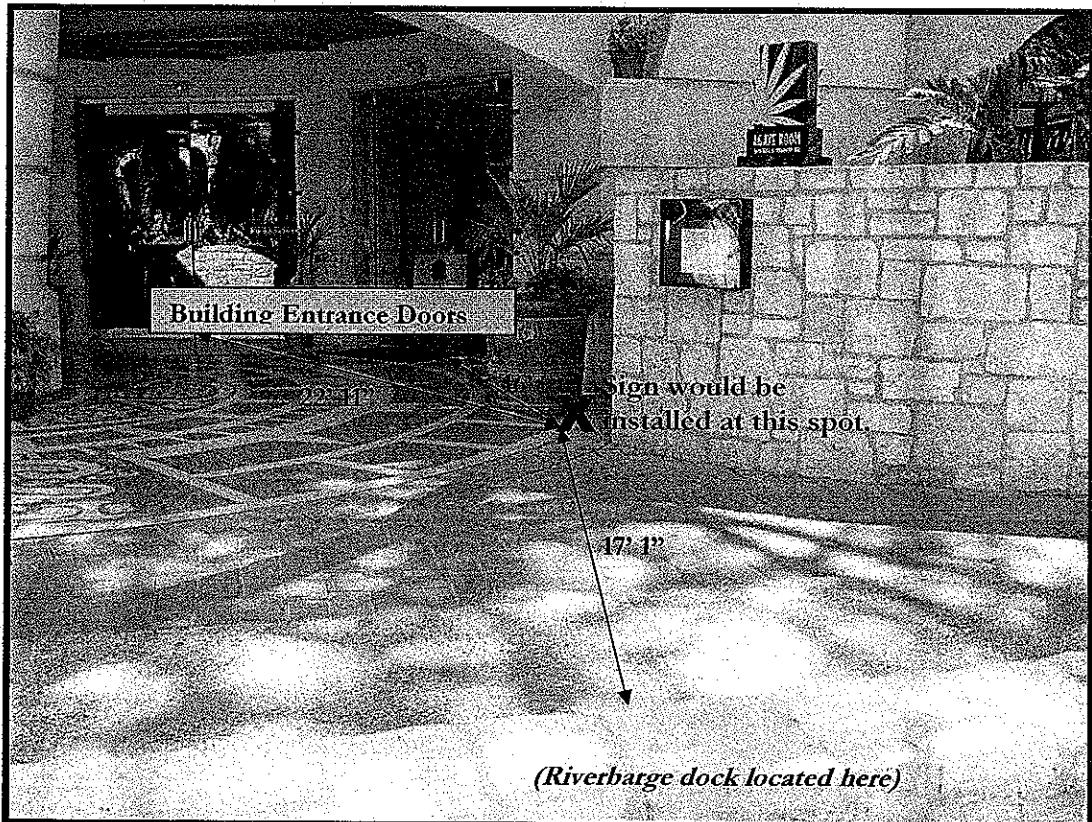
The staff recommends approval of this request as submitted. In RIO-3, buildings housing several business may install directory signage not to exceed 18 x 24 inches.(UDC 35-678P.(2).J.)

**CASE COMMENTS:**





**AZTEC ON THE RIVER**  
Riverwalk Monument Sign Proposed Location





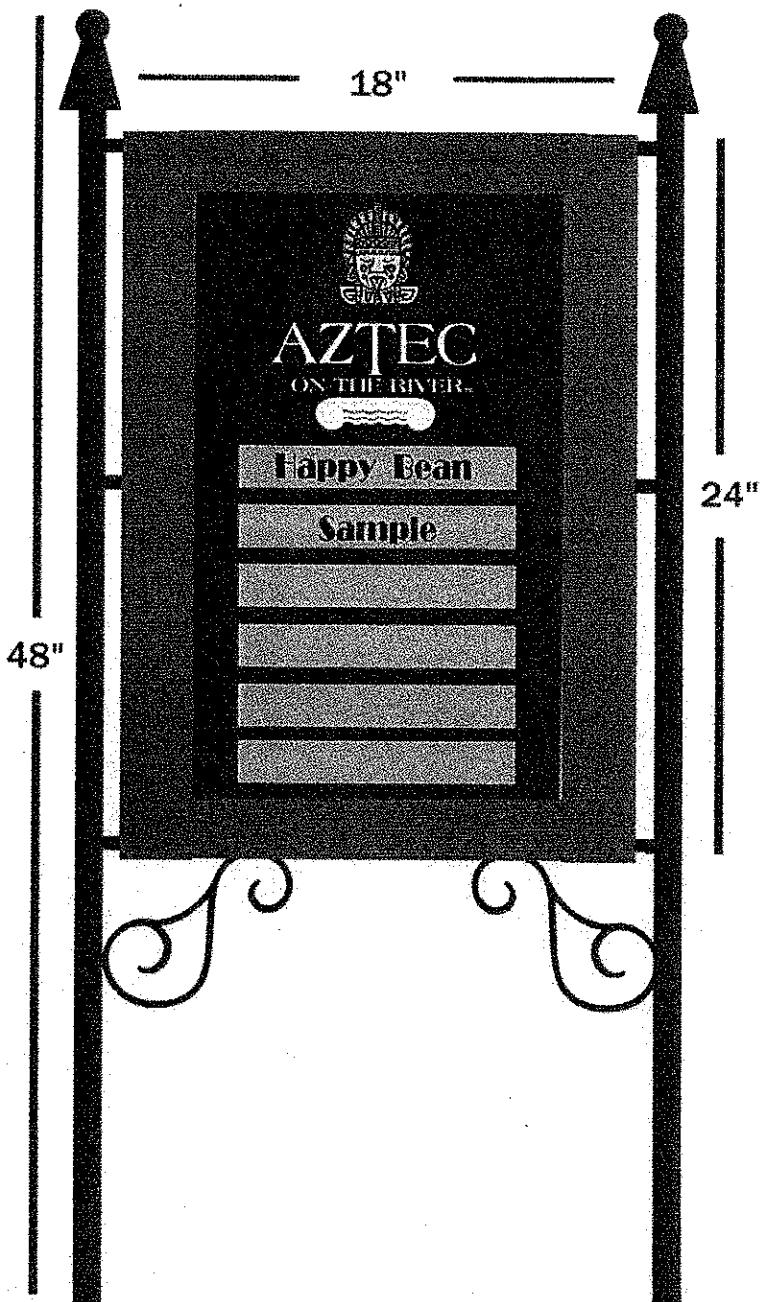
18"

48"

24"

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

06 SEP -6 PM 5:16



## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 2

**HDRC CASE NO:** 2006-286

**IDENTIFIER:**

**ADDRESS:** 111 Alamo Plaza

**LEGAL DESCRIPTION:** NCB 145 BLK LOT 11 & 12

**ZONING:** "D H RIO-3" Downtown Historic RIO-3 District

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 1

**DISTRICT:** Alamo Plaza Historic District, RIO-3

**LANDMARK:**

**APPLICANT:** Mi Lindo Mexico Azteca

**OWNER:** Alamo Quarters Ltd.

**TYPE OF WORK:** Signage

**REQUEST:**

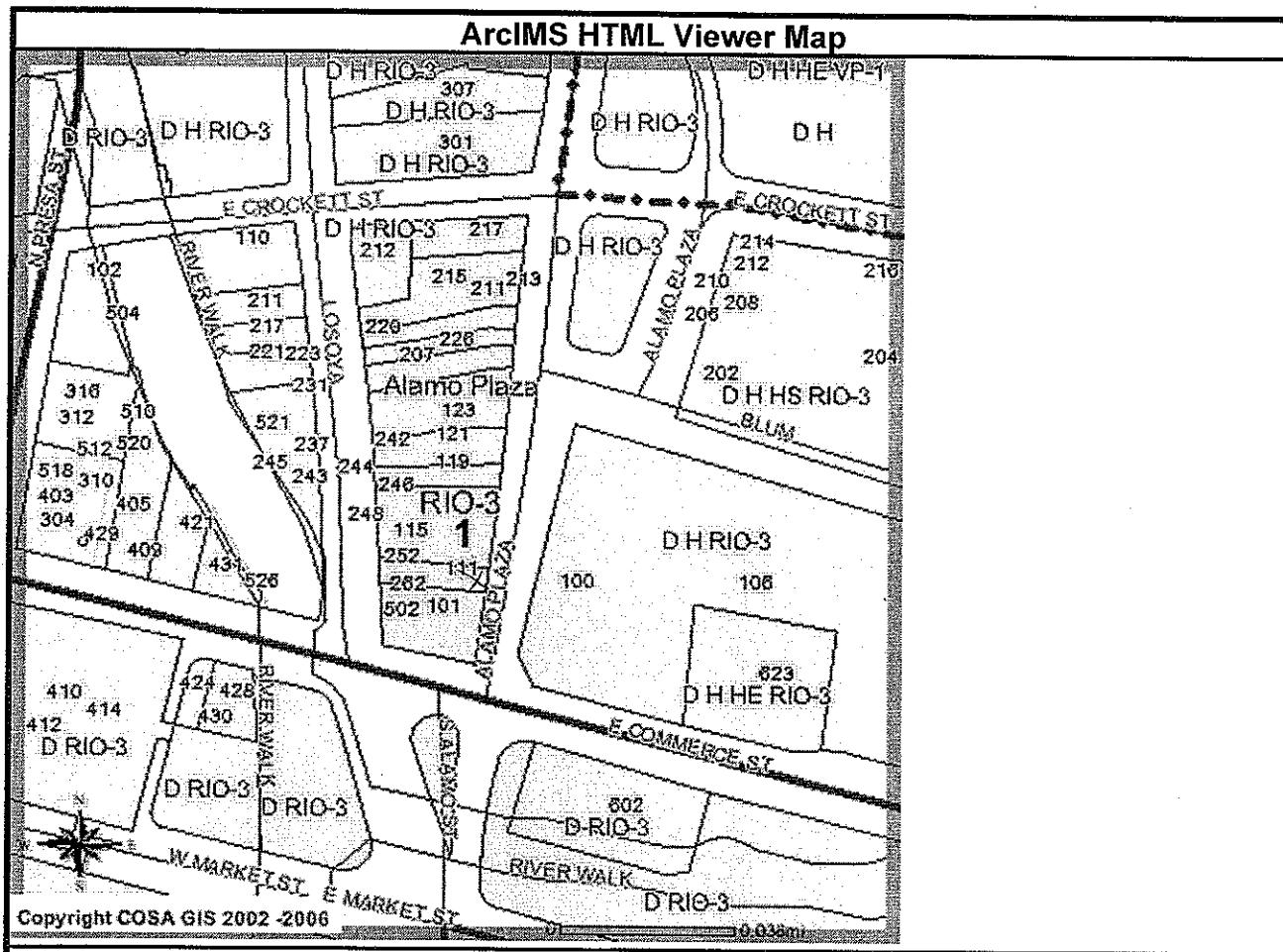
The applicant is requesting a Certificate of Appropriateness for Final Approval to install a new 2 x 3 ft. double sided sign for Mi Lindo Mexico Azteca arts and crafts shop. The sign is to be hung from 1 in. tubing bolted to existing metal awning.

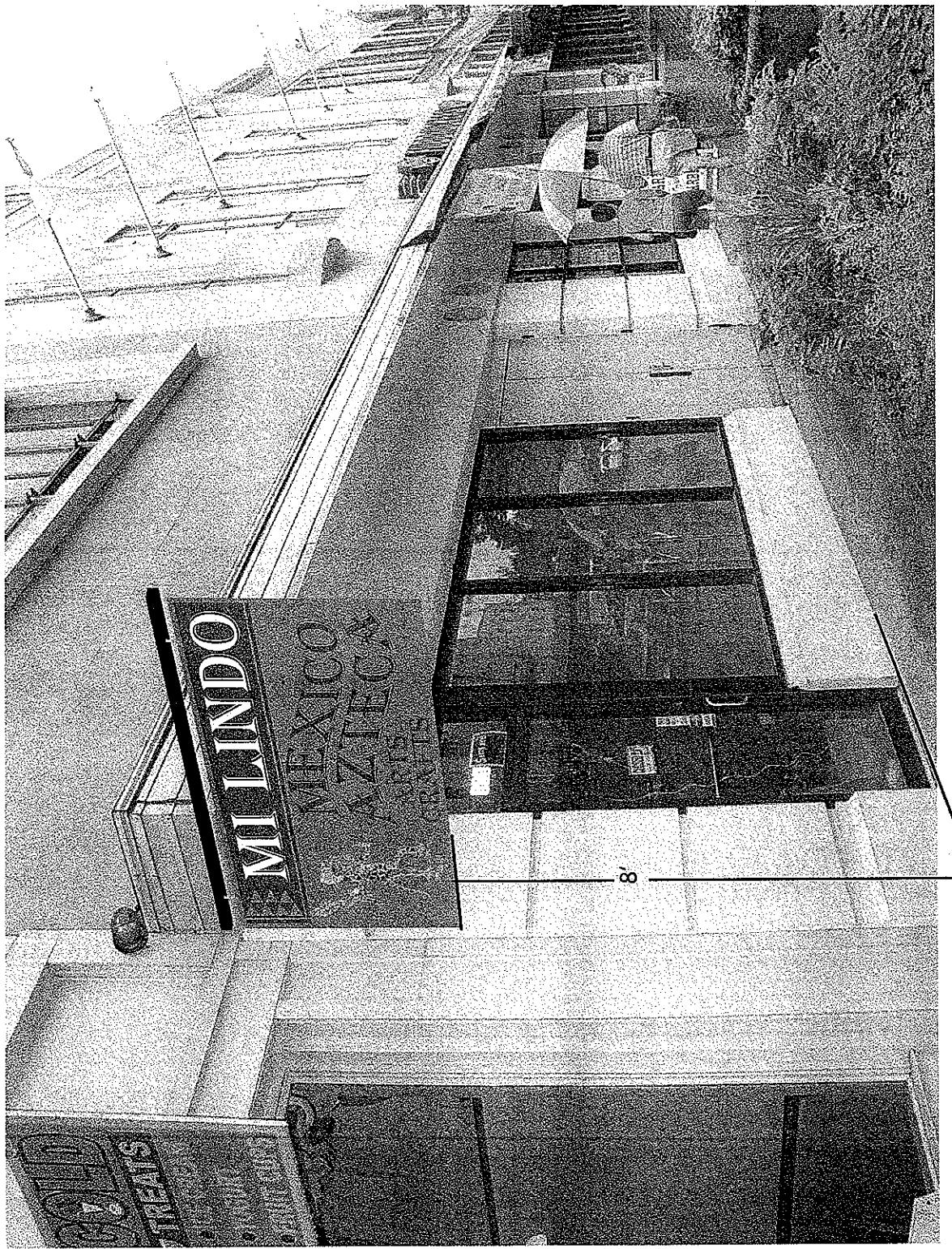
The accompanying exhibits provide additional information.

**RECOMMENDATION:**

The staff recommends approval of this request as submitted. The proposed signage meets the RIO District signage requirements and are esthetically appropriate for the setting and will have no adverse effects on the property or the district.

**CASE COMMENTS:**





2'x3' mdo sign hung from 1" tubing bolted to existing metal awning

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 3

**HDRC CASE NO:** 2006-041

**IDENTIFIER:**

**ADDRESS:** 115 Devine St.

**LEGAL DESCRIPTION:** NCB 723 Block 5 Lot 17

**ZONING:** "R6 C H"

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 1

**DISTRICT:** Lavaca Historic District

**LANDMARK:**

**APPLICANT:** Charles Schubert

**OWNER:** Ellsworth Sullivan

**TYPE OF WORK:** New Construction

**REQUEST:**

The applicant is requesting a certificate of appropriateness for Final Approval to construct a 3-unit residential development. The buildings are to be 2 story, stucco and wood siding, wood doors, aluminum clad wood windows and standing seam metal roof. Paint colors will be submitted at a later time.

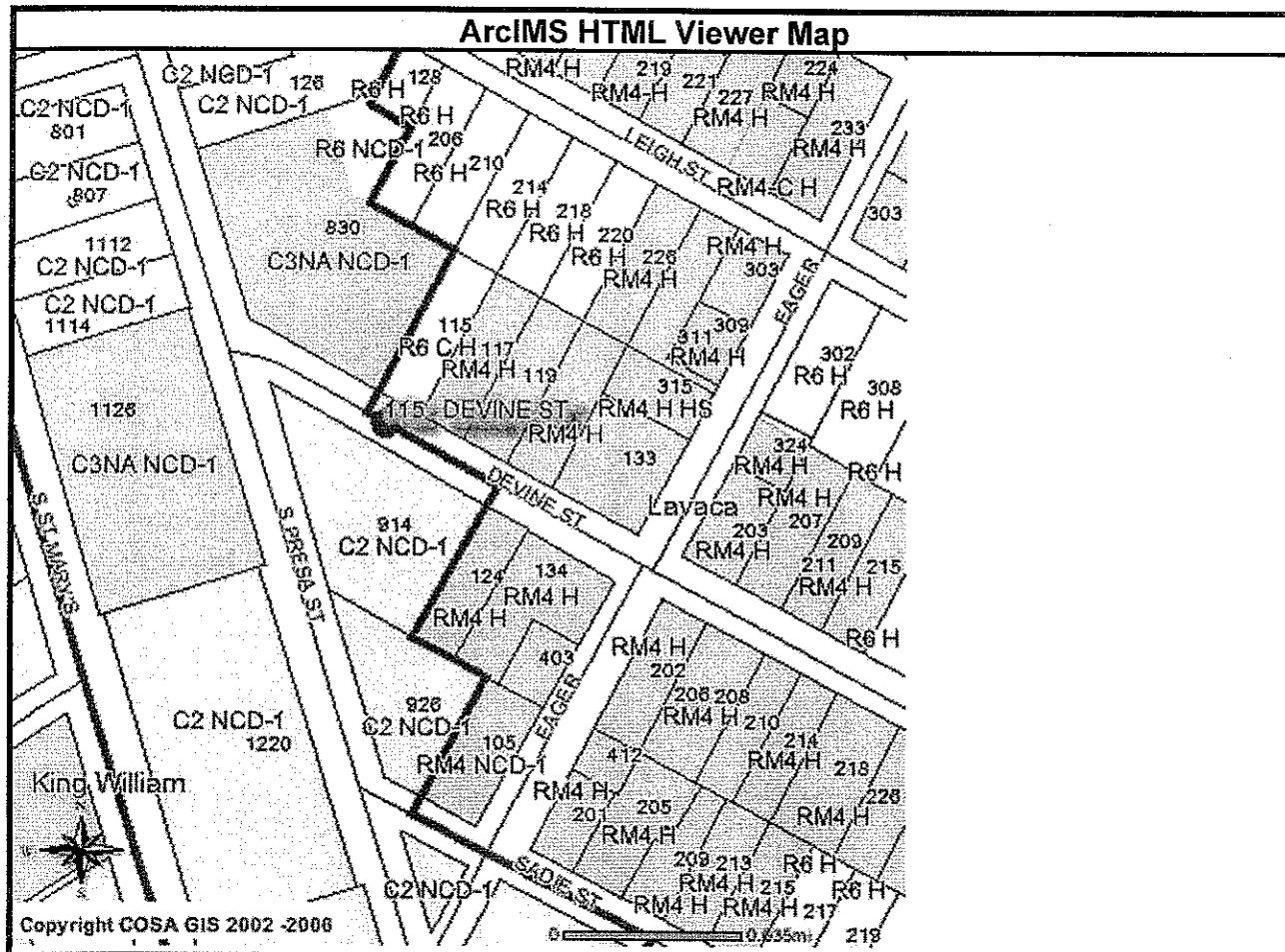
The accompanying exhibits provide additional information.

**RECOMMENDATION:**

The staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

**CASE COMMENTS:**

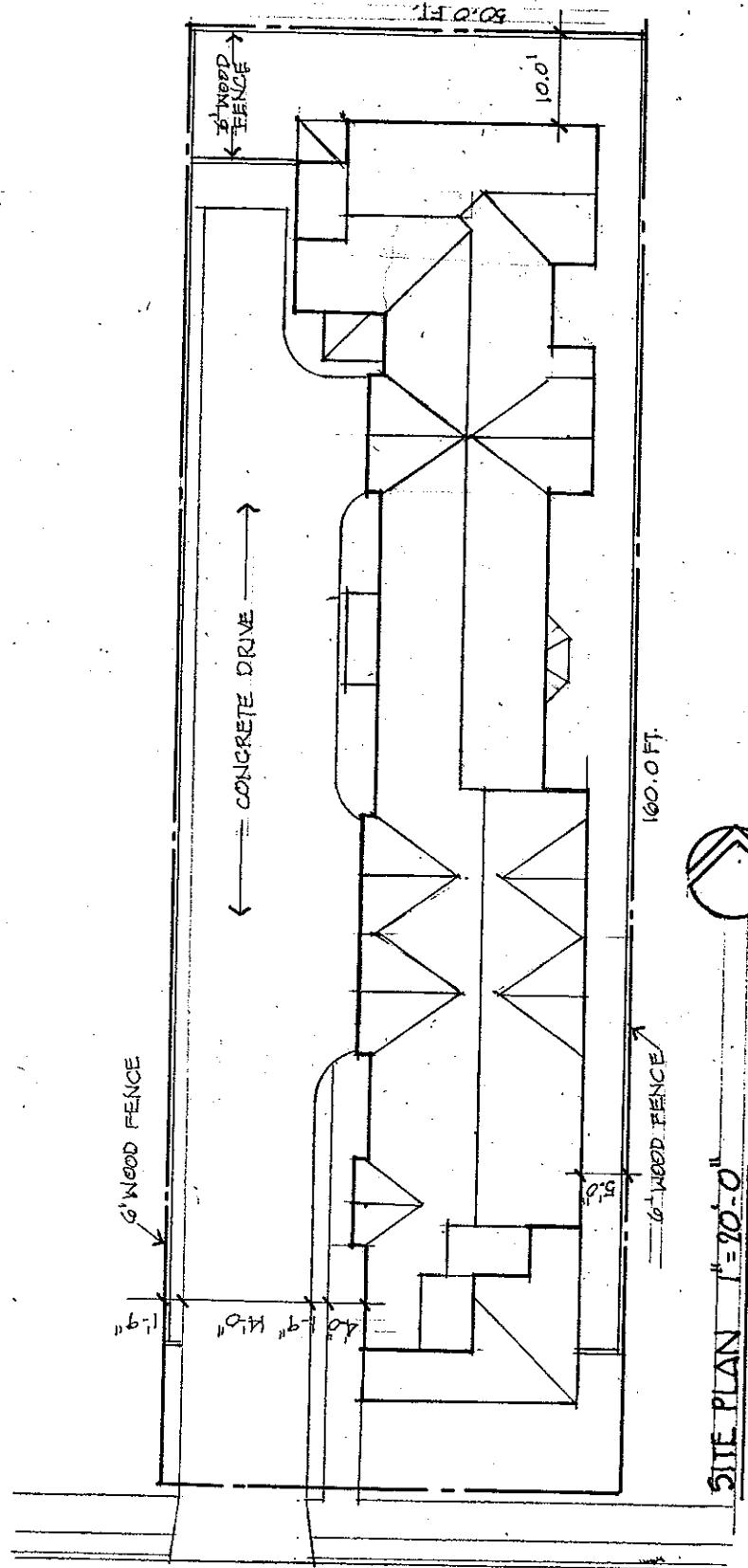
Conceptual approval was received March 1, 2006.



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

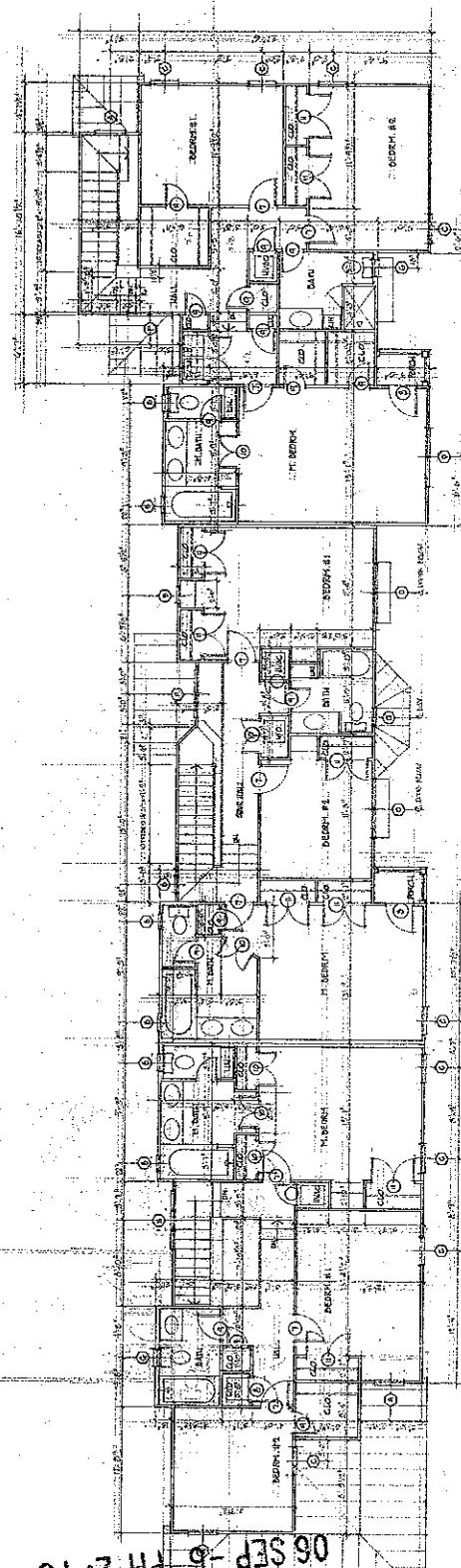
06 SEP - 6 PM 2:15

DEVINE ST.

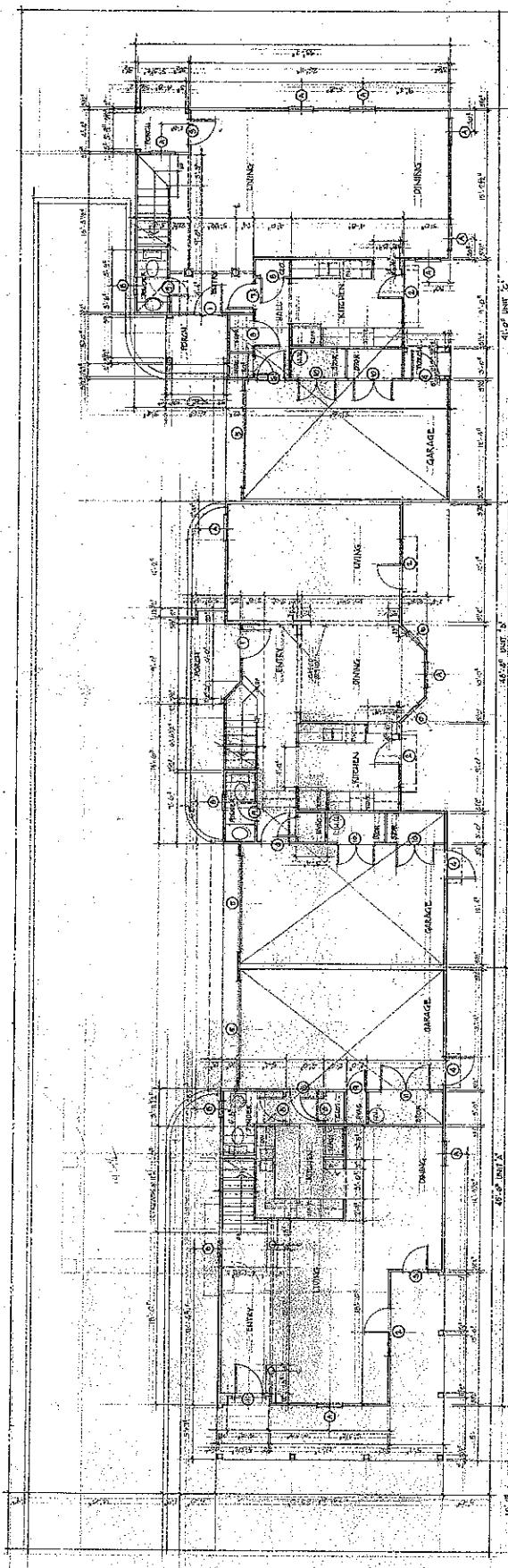


DEPARTMENT OF PLANNING  
CITY OF SAN ANTONIO

06 SEP - 6 PM 2:15

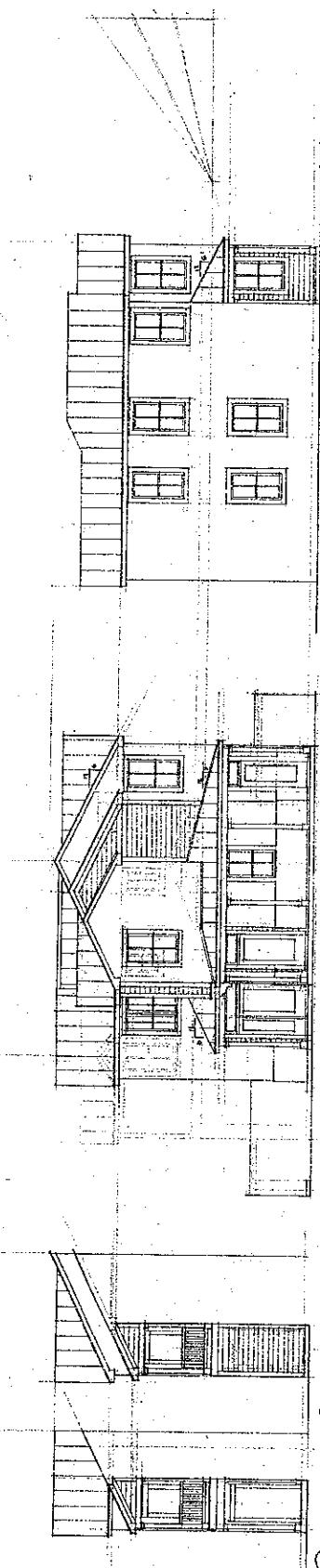


SECOND FLOOR PLAN



FIRST FLOOR PLAN

CHARLES SCHUBERT ARCHITECT 102 S. ALAMO ST. SAN ANTONIO, TX. TEL. 221-4046



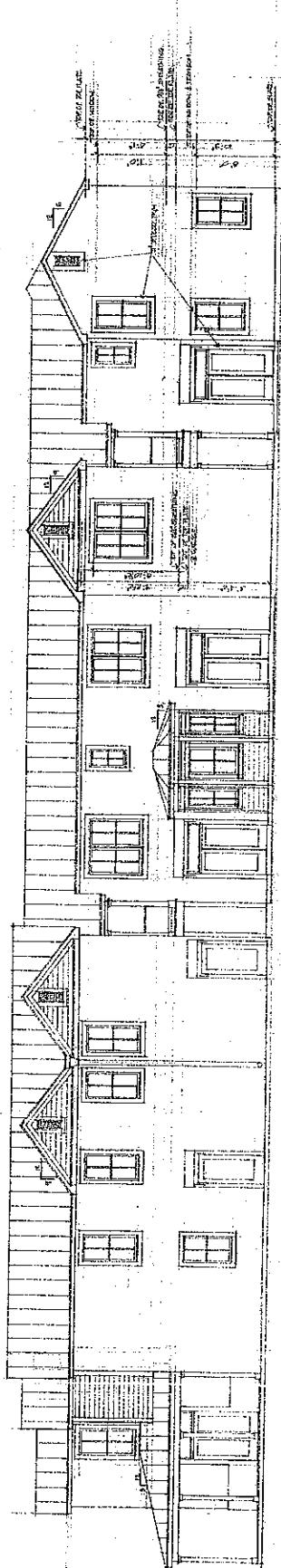
NORTH ELEVATION  
Sheet No. 1 of 4

SOUTH ELEVATION  
Sheet No. 2 of 4

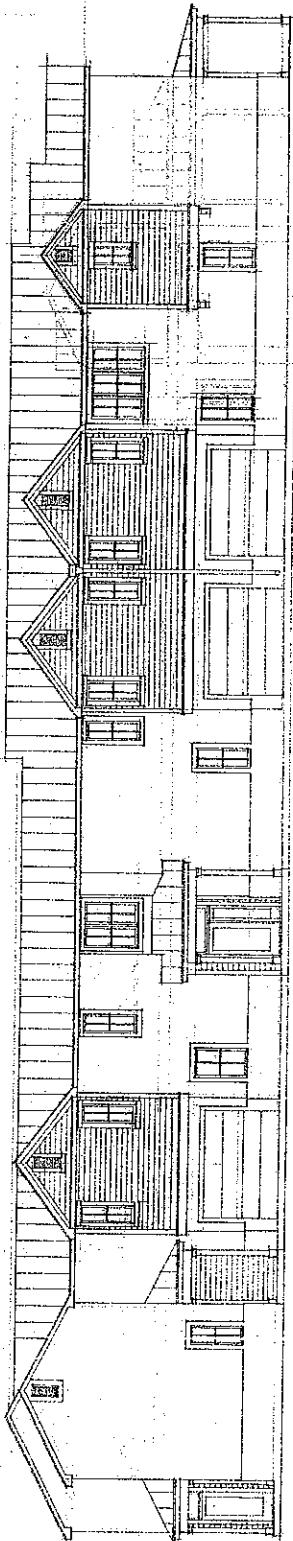
WEST ELEVATION  
Sheet No. 3 of 4

06 SEP - 6 PM 2:15

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING



EAST ELEVATION  
Sheet No. 4 of 4



WEST ELEVATION  
Sheet No. 5 of 5

CHARLES SCHUBERT ARCHITECT 1102 S. ALAMO ST. SAN ANTONIO, TX. 78100 TEL. 257-3268



## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No:

4

**HDRC CASE NO:** 2006-287

**IDENTIFIER:**

**ADDRESS:** 120 West Magnolia Avenue

**LEGAL DESCRIPTION:** NCB 1836, Block 11, Lot 4

**ZONING:** "MF-33 H"

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 1

**DISTRICT:** Monte Vista Historic District

**LANDMARK:**

**APPLICANT:** Paul Robert Killen & Melissa Castro Killen

**OWNER:** SAME

**TYPE OF WORK:** Painting, Renovation, Fencing, Tax Certification

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Final Approval to:

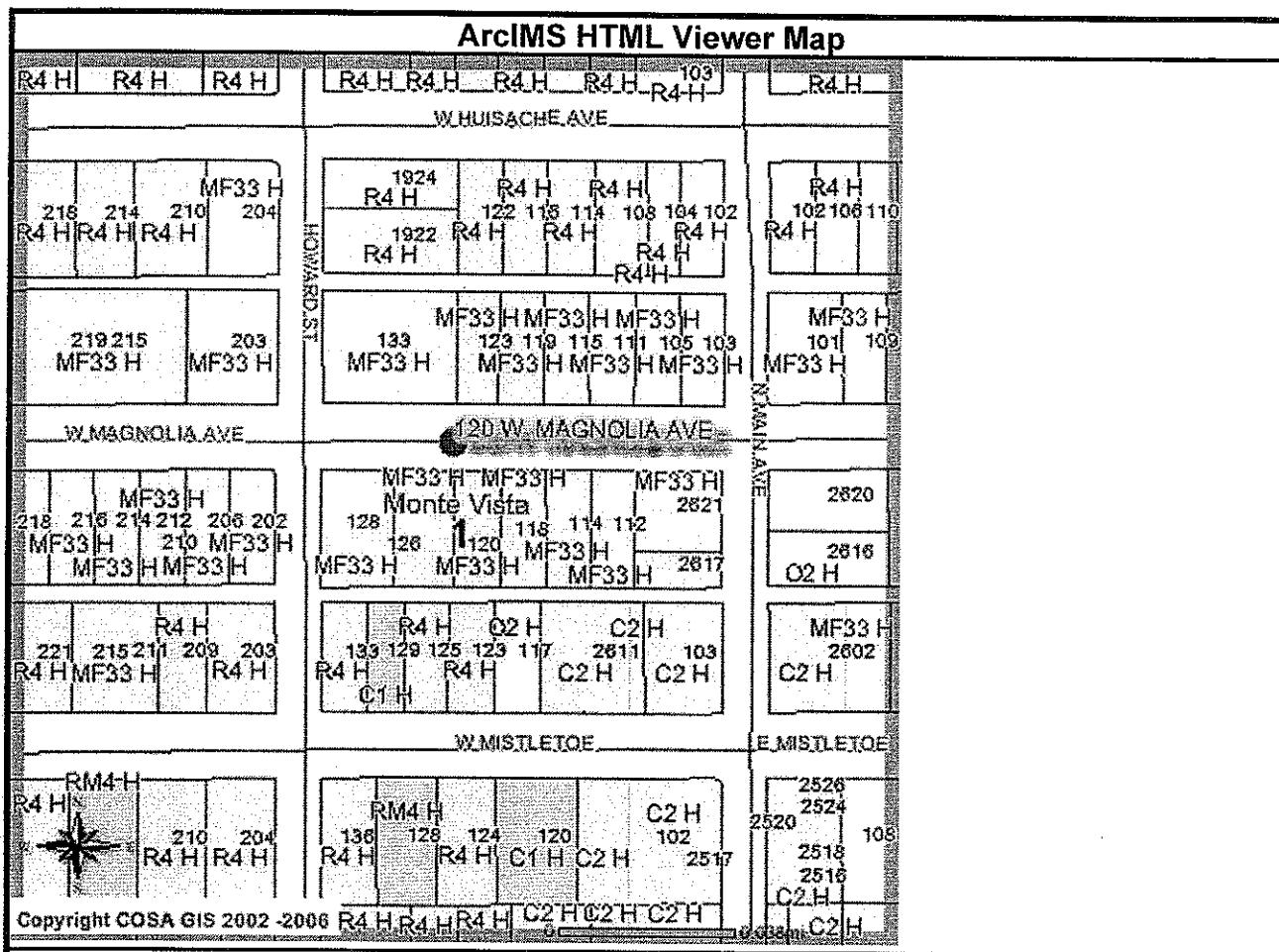
- 1) Replace a chain link fence along side yard with a wooden privacy fence
- 2) Remove non-historic railing from porch
- 3) Paint with the following colors
  - a. Siding - Delightful Moon (golden yellow)
  - b. Trim - Woodlawn Dewkist (white)
  - c. Sashes - La Fonda Nightfall (dark green)
  - d. Door & Accent - Montpelier Red Velvet
- 4) Applicant is also requesting Tax Certification for proposed renovations to include restore hardwood floors, replace sheetrock, renovate bathrooms, repair foundation and install skirting, repair porch, replace non-historic windows with period specific wood windows.

The accompanying exhibits provide additional information.

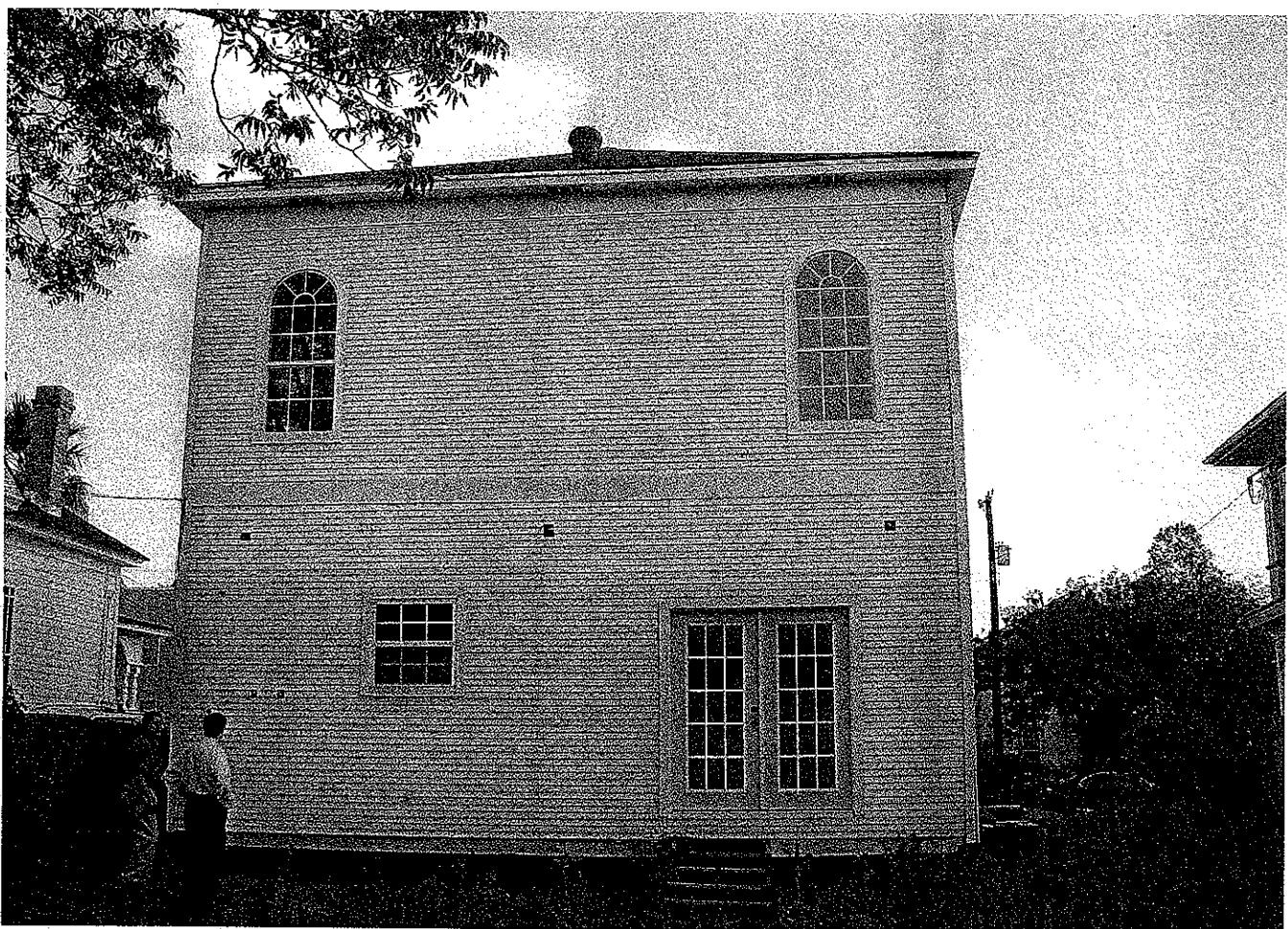
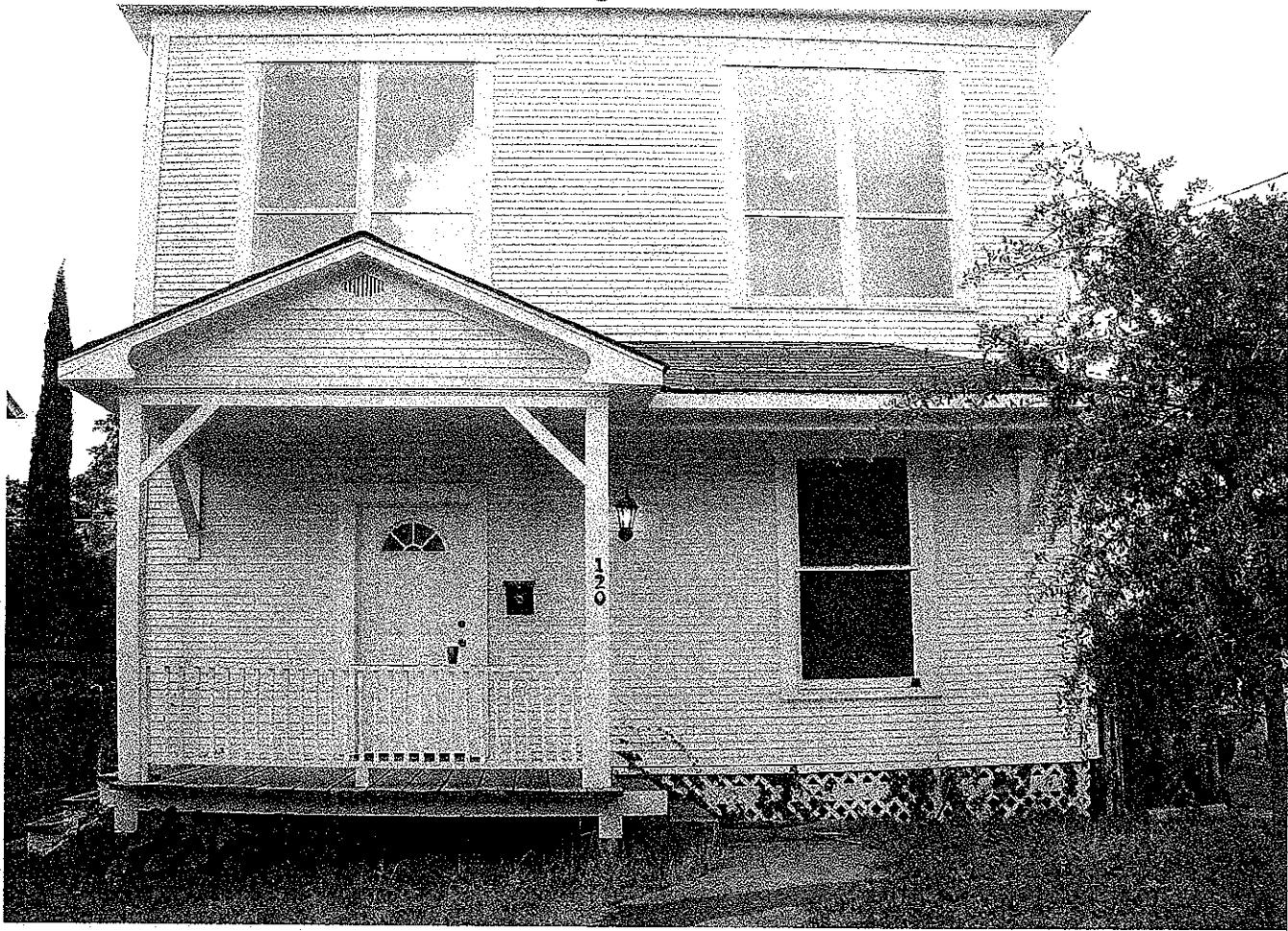
**RECOMMENDATION:**

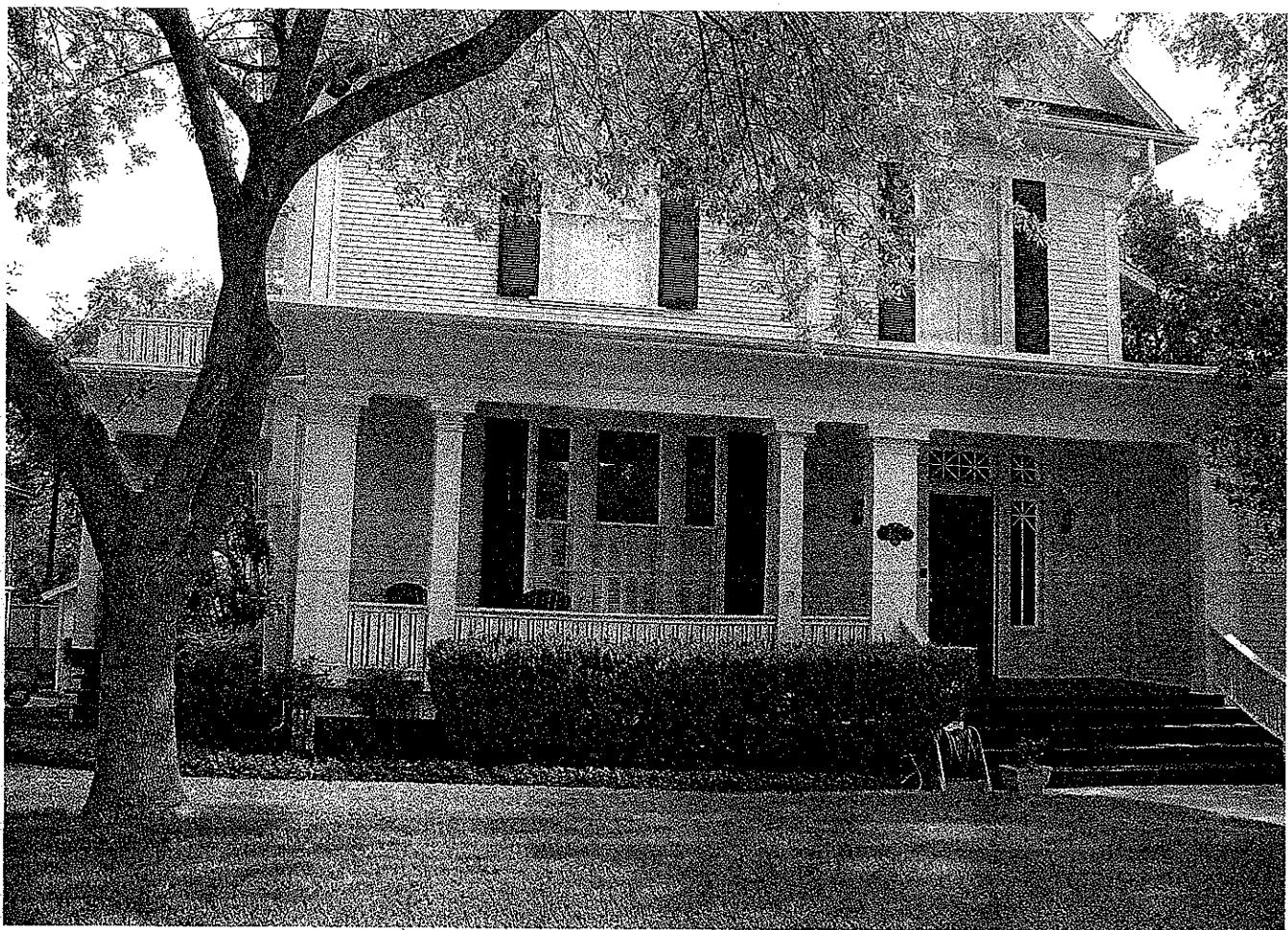
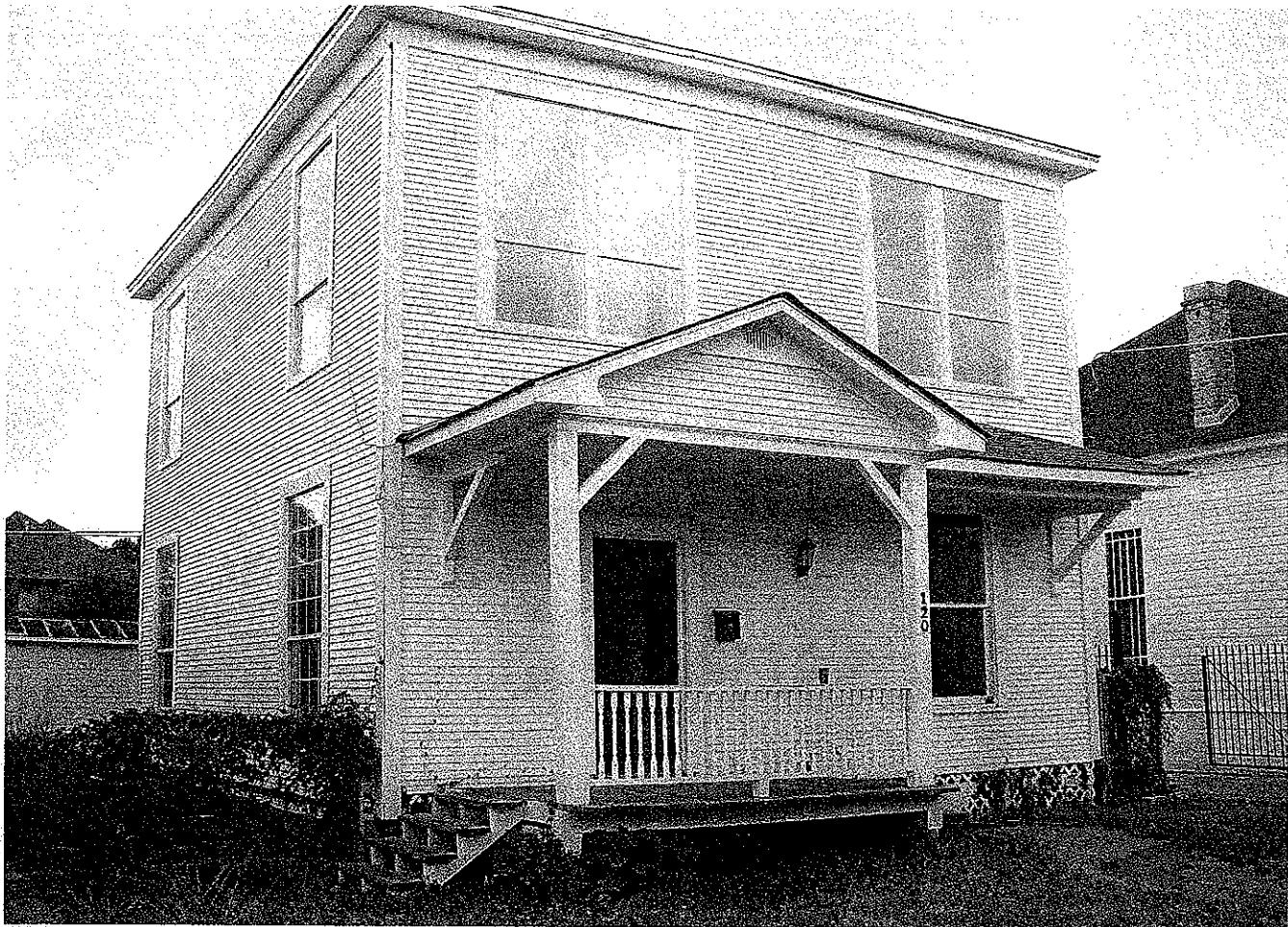
The staff recommends approval of this request as submitted. The paint colors, removal of the railing and wooden fence are appropriate. Also, the applicant has met all requirements of the city's historic tax certification plan and has furnished evidence to that effect to the Historic Preservation Office. Additional repairs and renovations must be approved by the Historic Design and Review Commission or by staff through a Repair and Maintenance Form.

**CASE COMMENTS:**



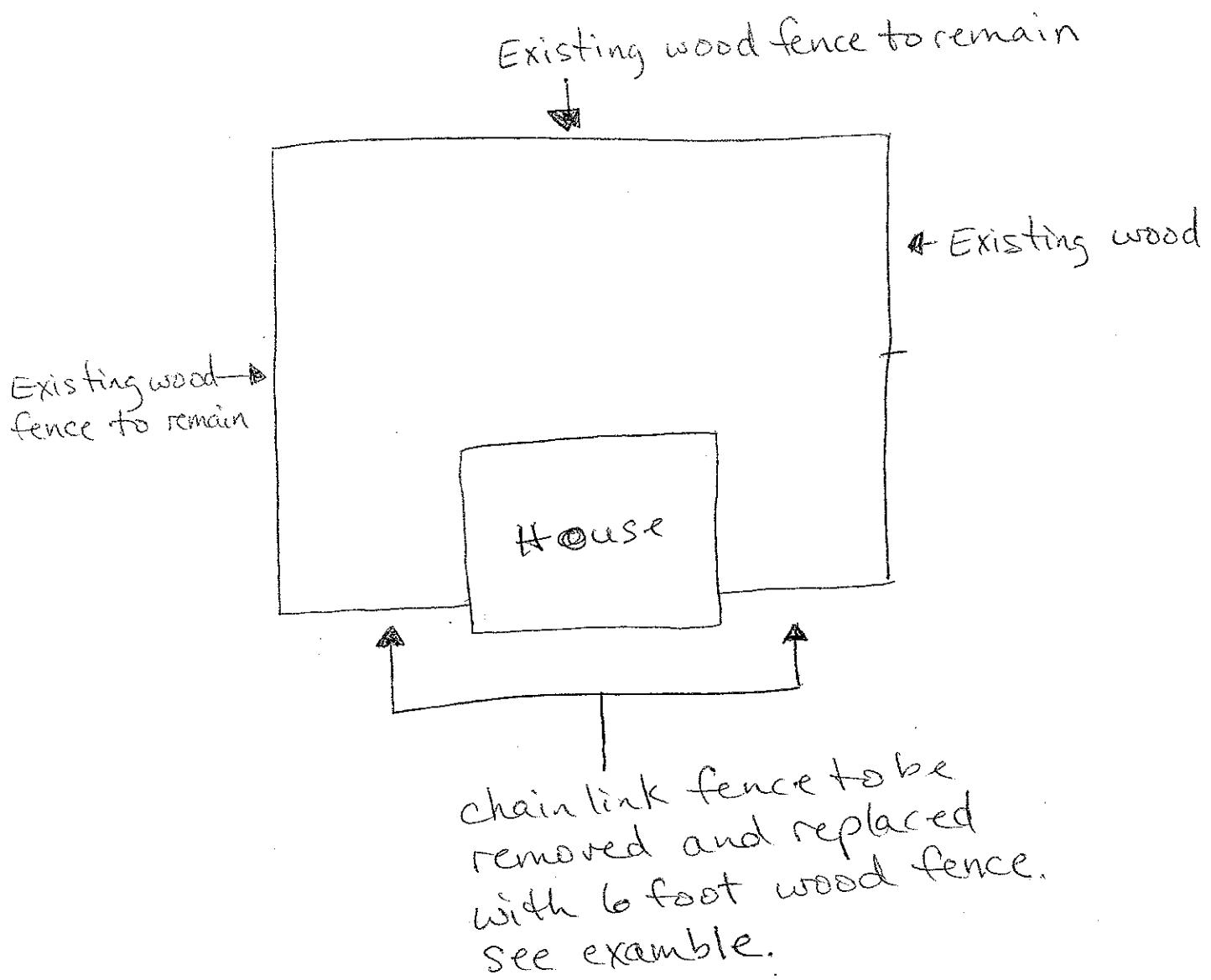
120 W Magnolia





Example of Paint Scheme

120 W Magnolia  
Site Plan





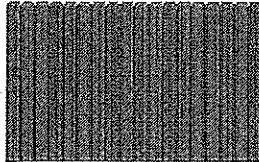
# Fence Project Estimator

[BACK](#)

**Please Select the Design of your fence.**

## **Solid Board Design**

Effective for noise control, to ensure complete privacy, and to mark boundaries.



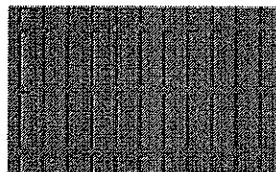
Zoom



Print

## **Shadowbox Design**

Allows partial windflow while creating a visual barrier.



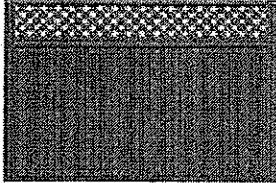
Zoom



Print

## **Lattice Top Design**

Combines privacy with a sense of openness.



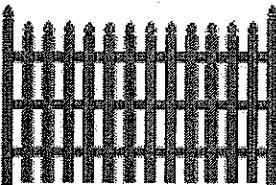
Zoom



Print

## **Spaced Picket Design**

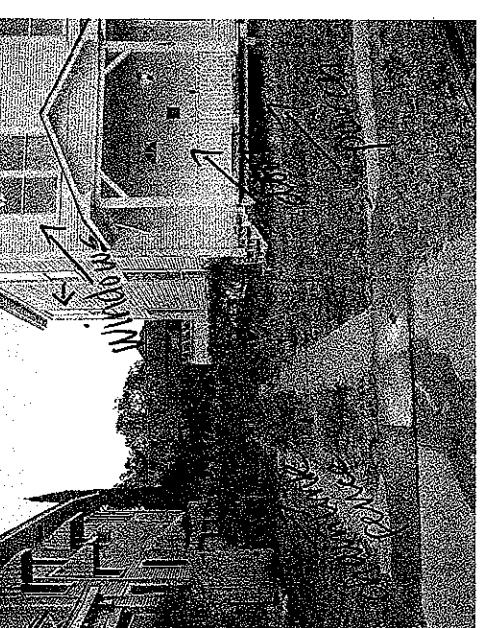
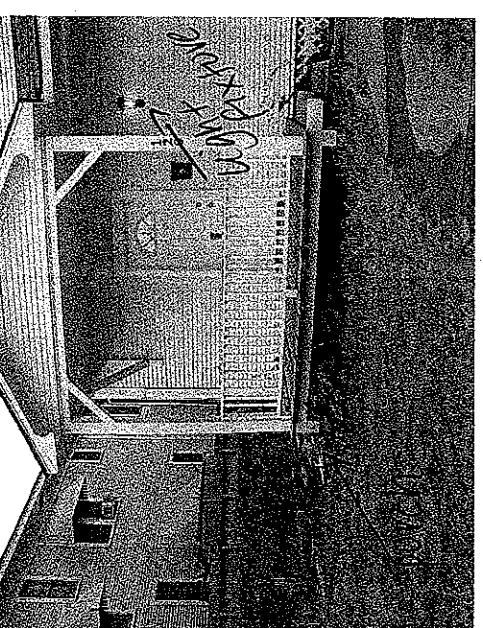
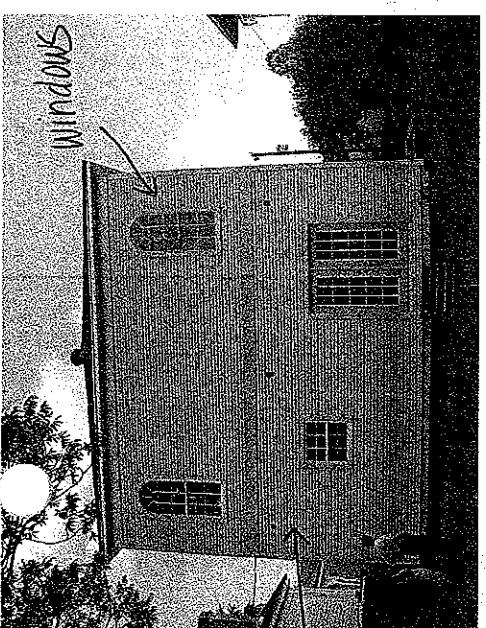
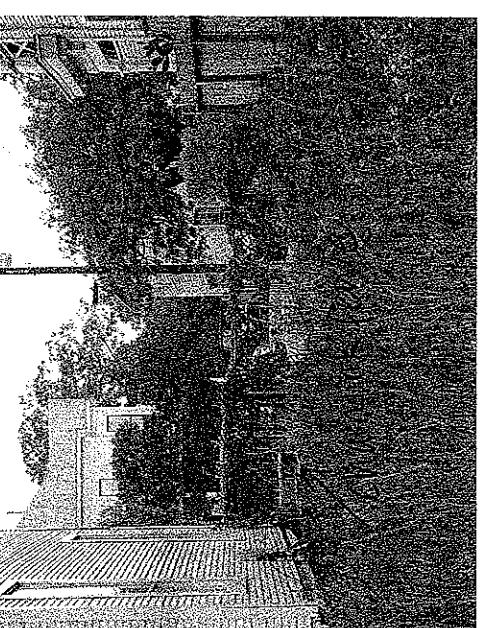
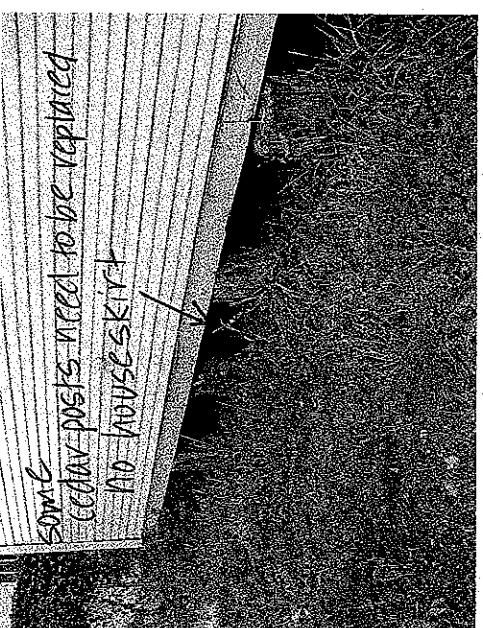
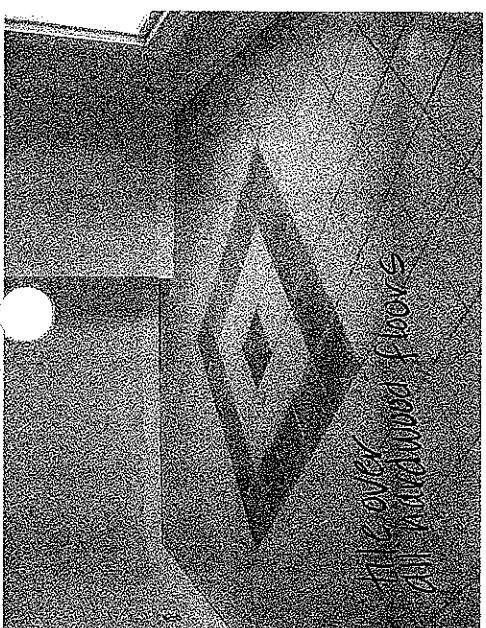
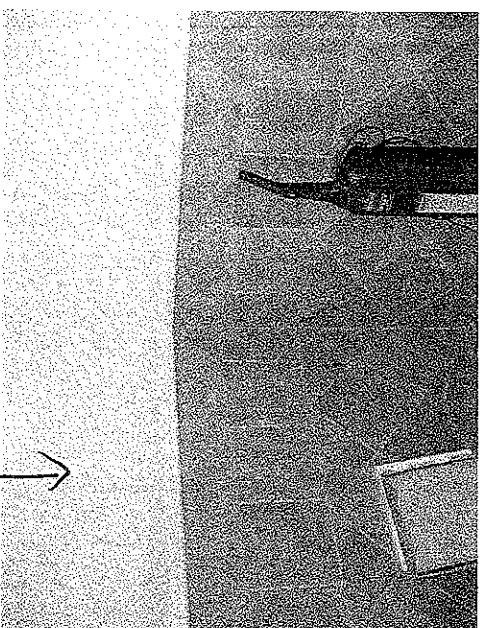
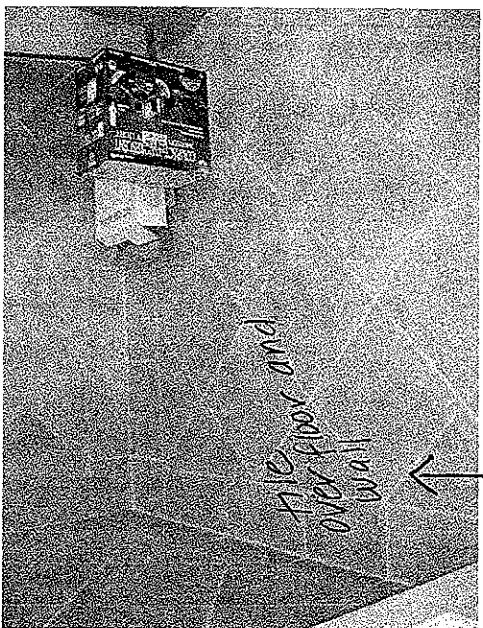
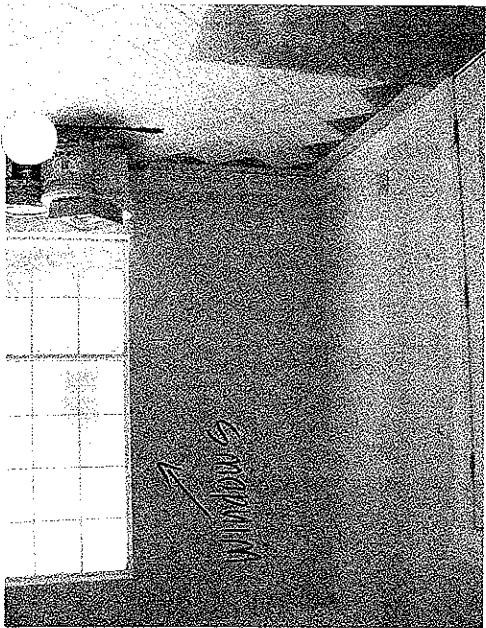
Used where visibility is important.



Zoom



Print



# HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No:

5

**HDRC CASE NO:** 2006-288

**IDENTIFIER:**

**ADDRESS:** 128 Cedar Street

**LEGAL DESCRIPTION:** NCB 949, Block 2, Lots 4 and 5

**ZONING:** "MF-33 H HS" Multi-Family Residential, Historic District,

**PUBLIC PROPERTY:** Historic Significant

**COUNCIL DISTRICT:** 1

**DISTRICT:** King William

**LANDMARK:** Arno Home - Significant

**APPLICANT:** Anita G. Sepulveda

**OWNER:** Same

**TYPE OF WORK:** Exterior Renovations-Handrails

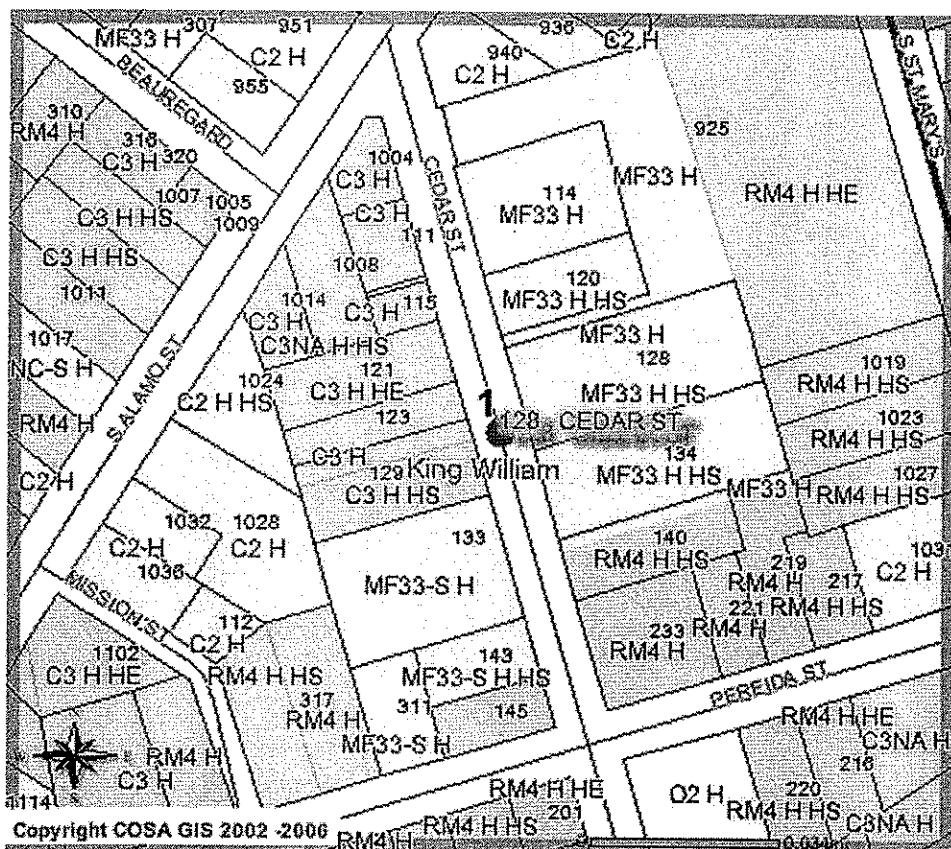
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Final Approval to add hand rails to the front porch steps. Handrails will match front porch railings in style and color. Handrails are being added for safety purposes. The accompanying exhibits provide additional information.

**RECOMMENDATION:**

The staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

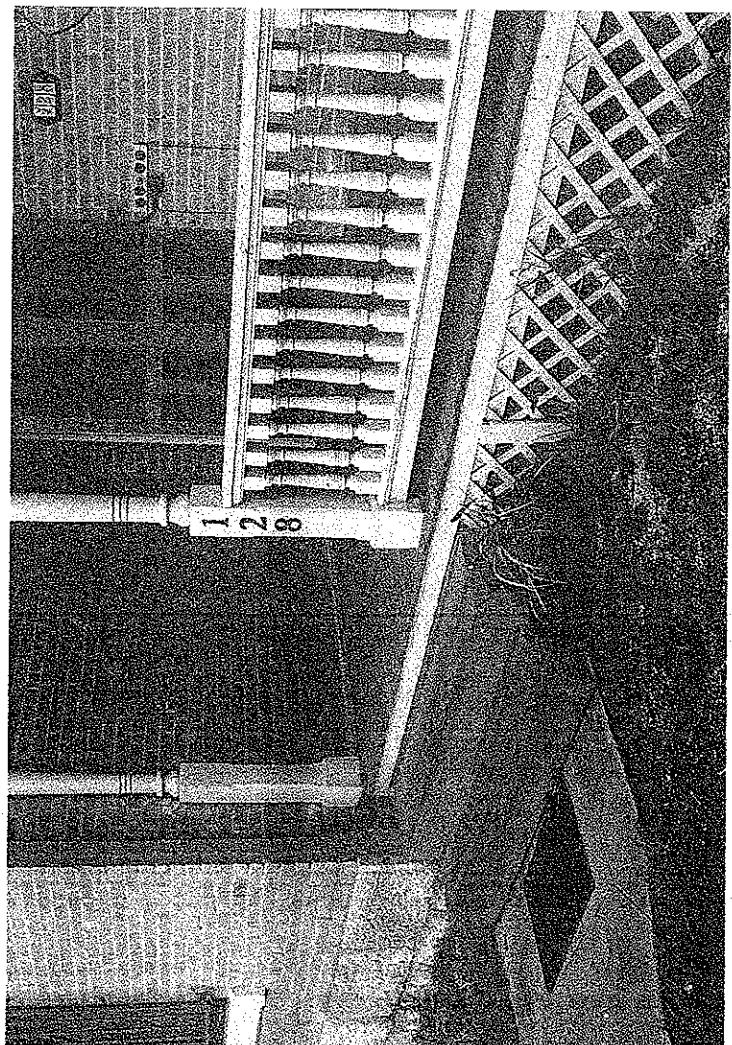
**CASE COMMENTS:**



06 SEP -6 PM 2:52  
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

Existing Porch Entrance  
@ 128 Cedar St

9/6/04



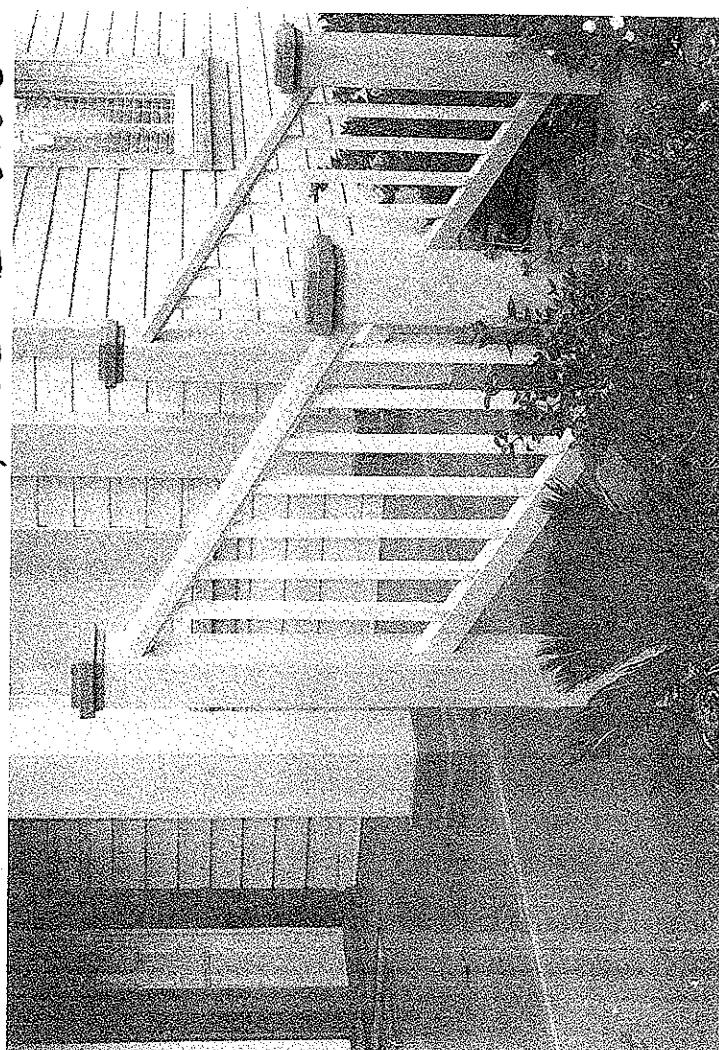
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

06 SEP - 6 PM 2:52

128 Cesar St.  
to be used as Plastic  
Bellshoes  
9/6/86

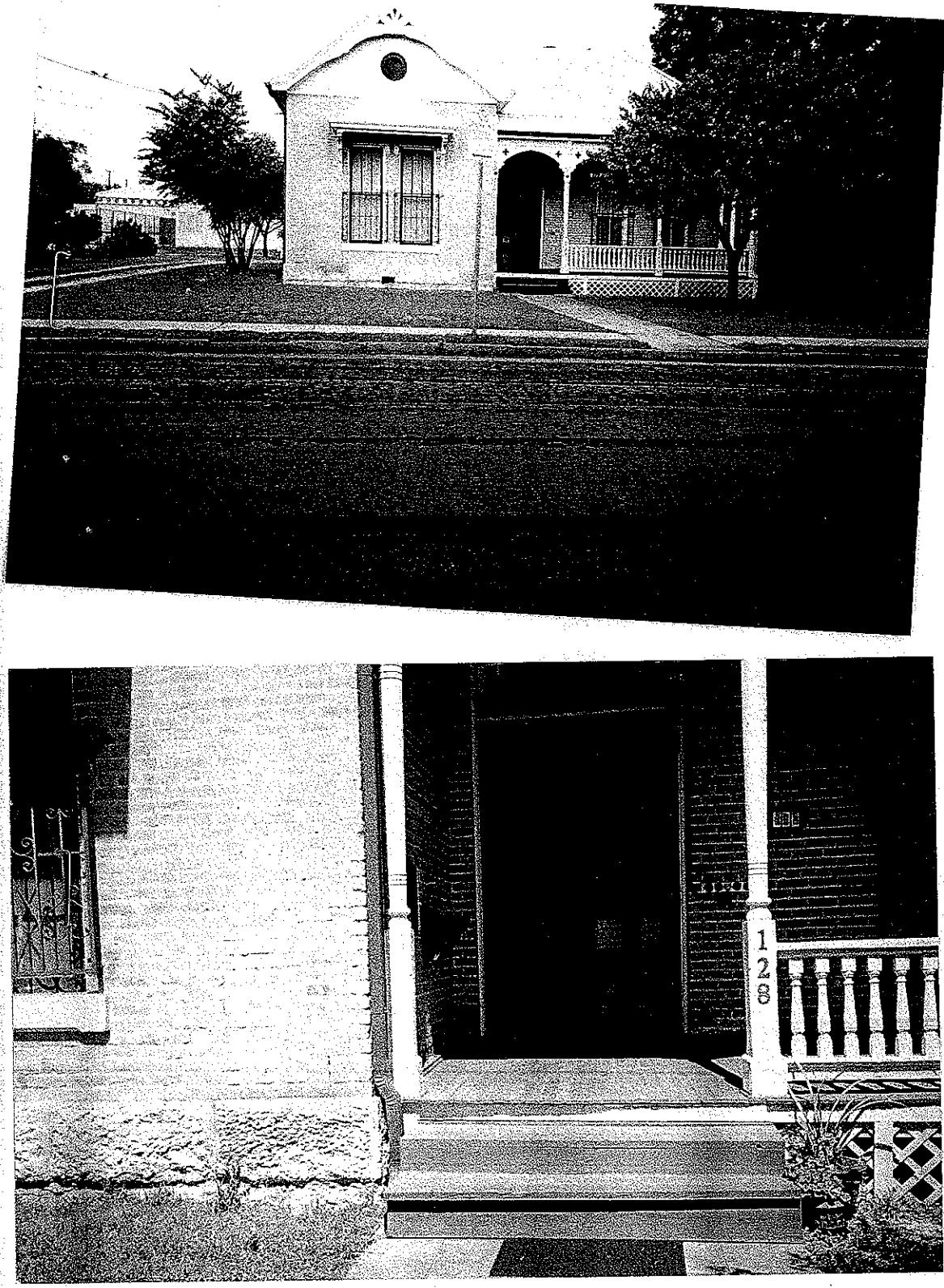


Existing Back @ 111 Cedar St  
Anchorage View 9/6/06





Example of hard ranks at  
134 Cedar St.



128 Cedar St

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 6

**HDRC CASE NO:** 2006-289

**IDENTIFIER:**

**ADDRESS:** 130 King William

**LEGAL DESCRIPTION:** NCB 737, Block 2, Lots 7 and 8

**ZONING:** "RM-4 H HS" Residential Mixed, Historic District, Historic

**PUBLIC PROPERTY:** Significant

**COUNCIL DISTRICT:** 1

**DISTRICT:** King William Historic District

**LANDMARK:** Scheer House - Significant

**APPLICANT:** San Antonio Art League Museum

**OWNER:** SAME

**TYPE OF WORK:** Landscaping

**REQUEST:**

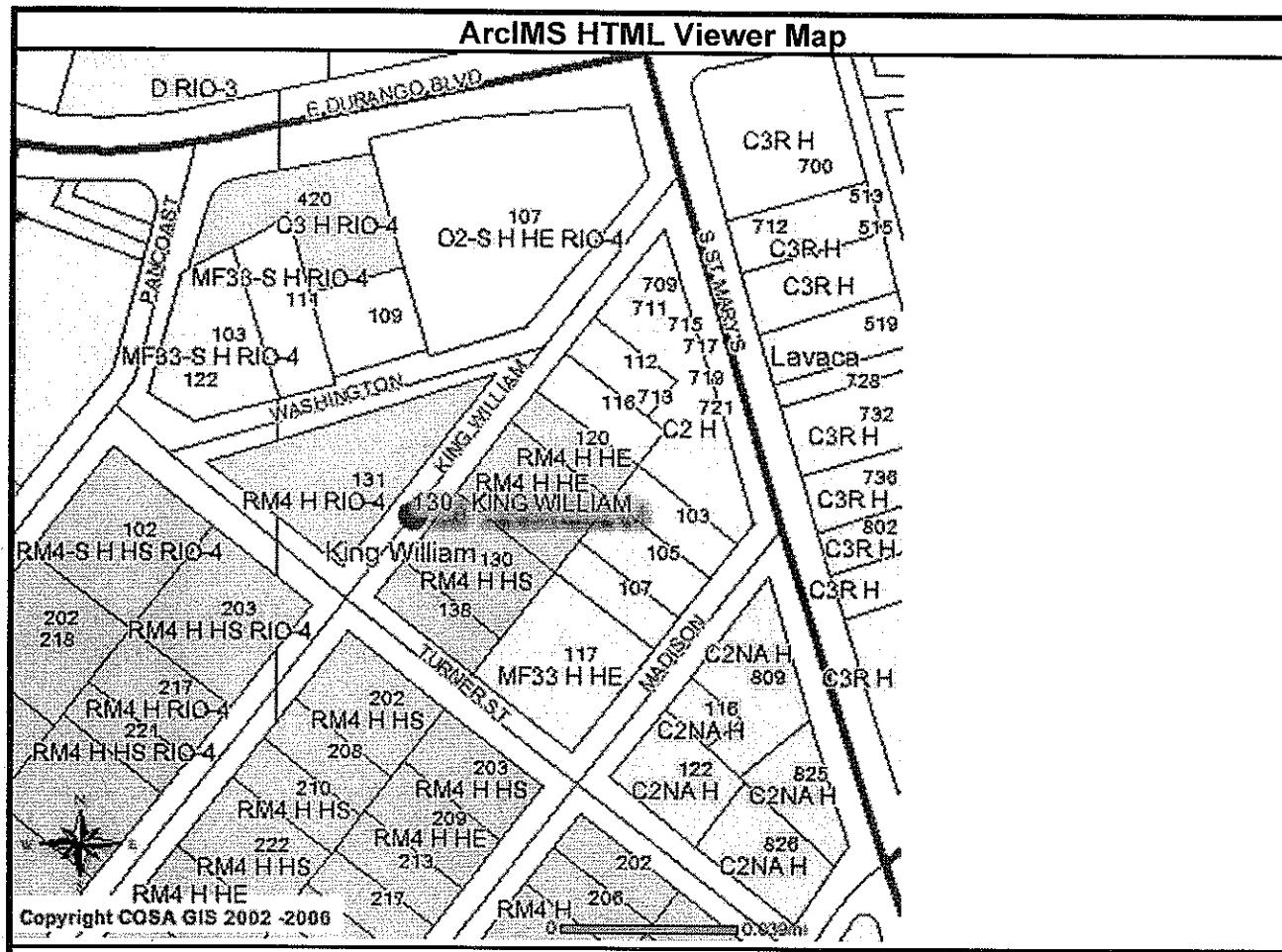
The applicant is requesting a Certificate of Appropriateness for Final Approval to landscape and install a 30 by 60 ft. sculpture garden in the front side yard.

The accompanying exhibits provide additional information.

**RECOMMENDATION:**

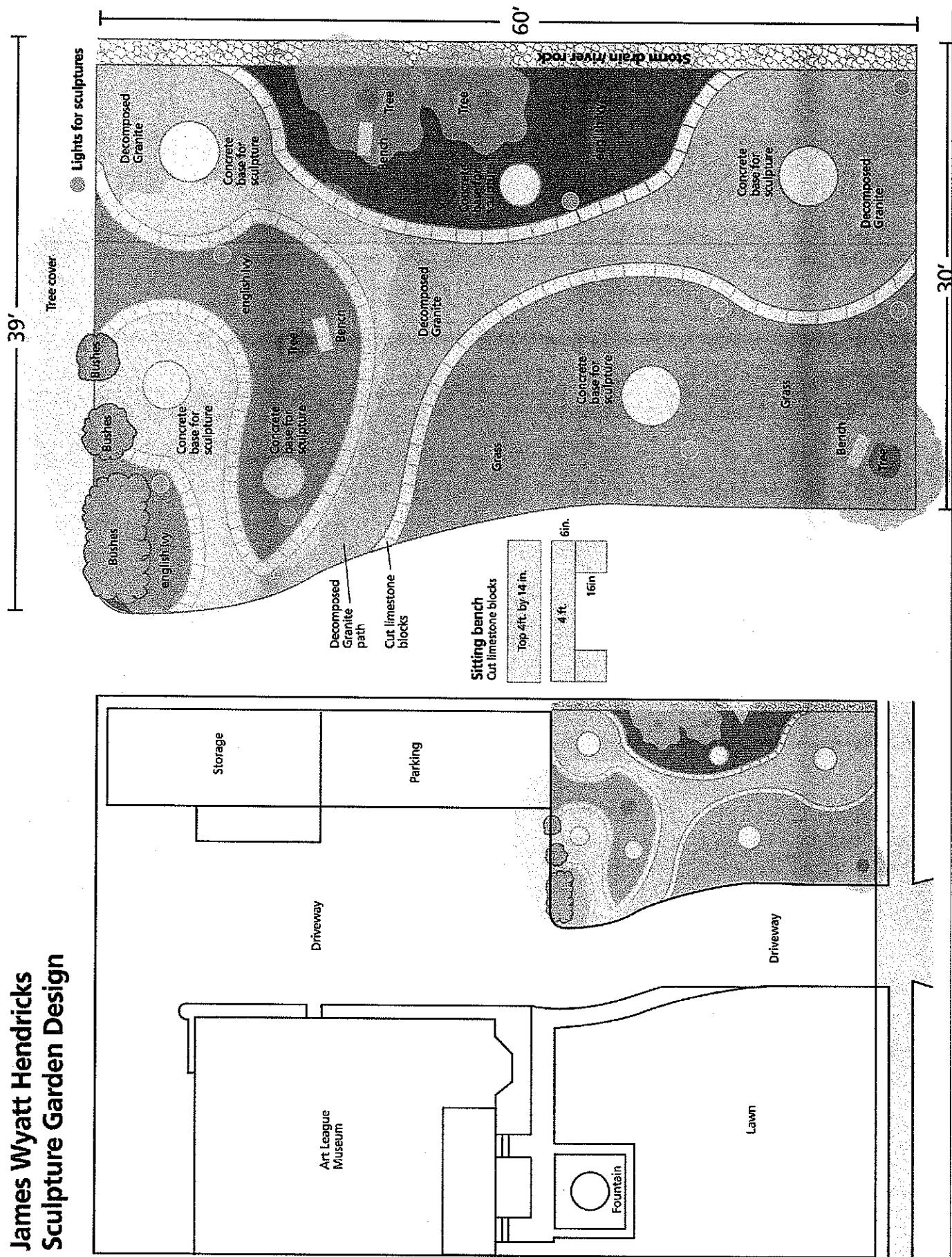
The staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

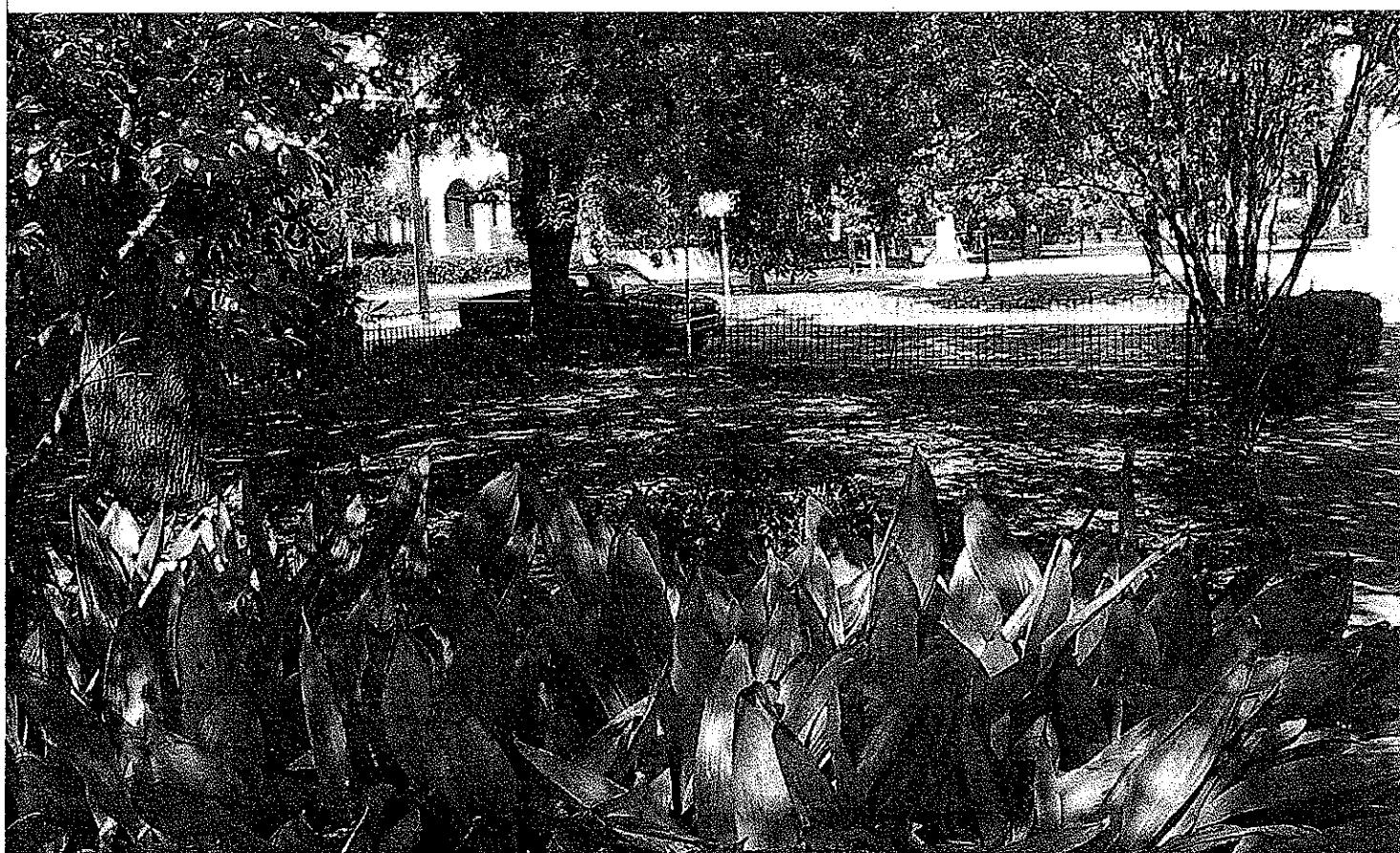
**CASE COMMENTS:**

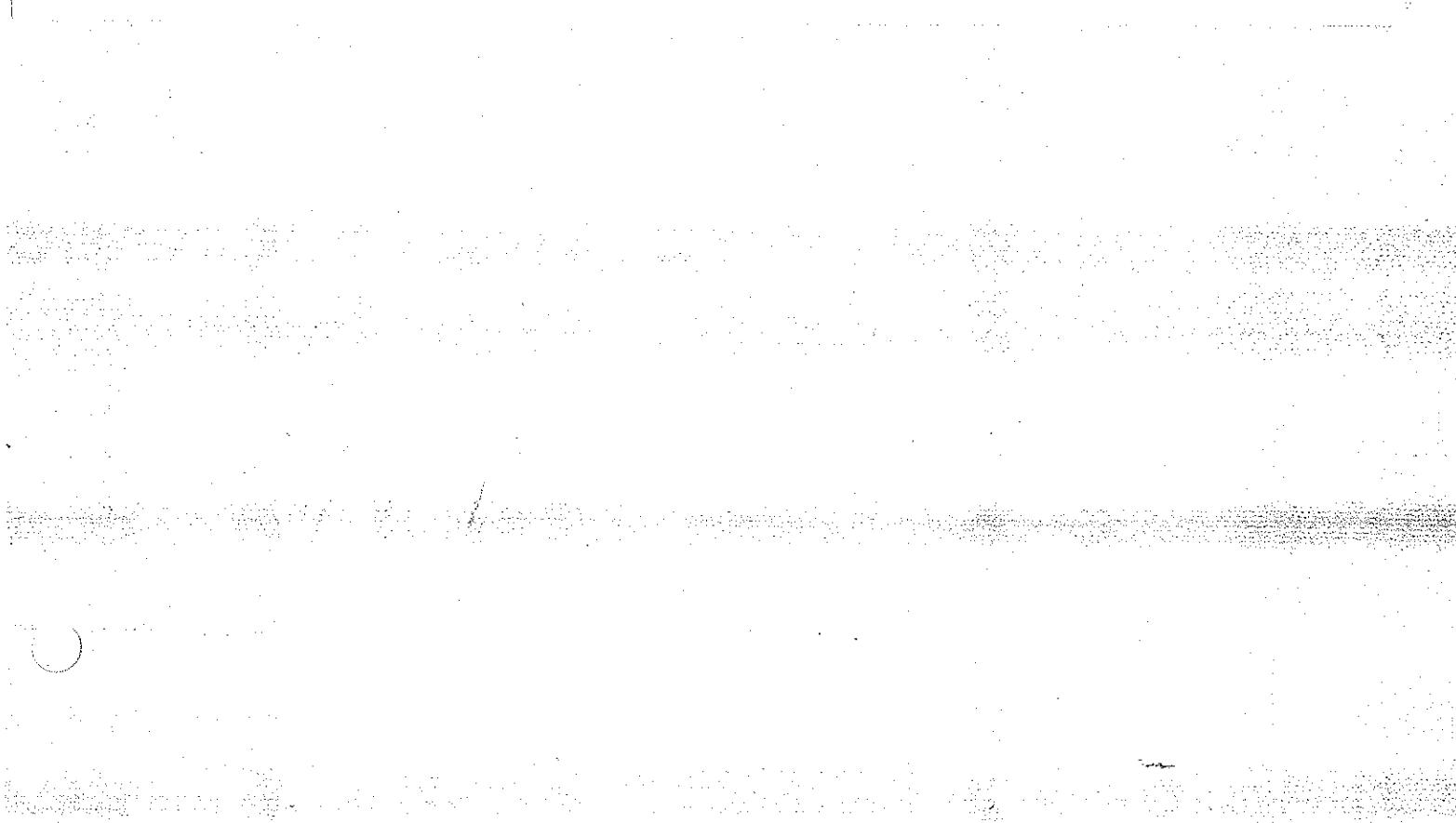


# James Wyatt Hendricks

## Sculpture Garden Design







## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 7

**HDRC CASE NO:** 2006-290  
**IDENTIFIER:** Convention Center  
**ADDRESS:** 200 East Market Street  
**LEGAL DESCRIPTION:** NCB 13814, Block 3, the northwest irregular 332.34 feet of Lot 12  
**ZONING:** "D H HS RIO-3" Downtown, Historic District, Historic  
**PUBLIC PROPERTY:** Significant, River Improvement Overlay District 3  
Henry B. González Convention Center  
**COUNCIL DISTRICT:** 1  
**DISTRICT:** HemisFair Historic District, RIO-3  
**LANDMARK:** Henry B. González Convention Center - Significant  
**APPLICANT:** Richard Morales  
**OWNER:** City of San Antonio, Public Works - City Architect  
**TYPE OF WORK:** Interior Renovations, Placement of Accessories

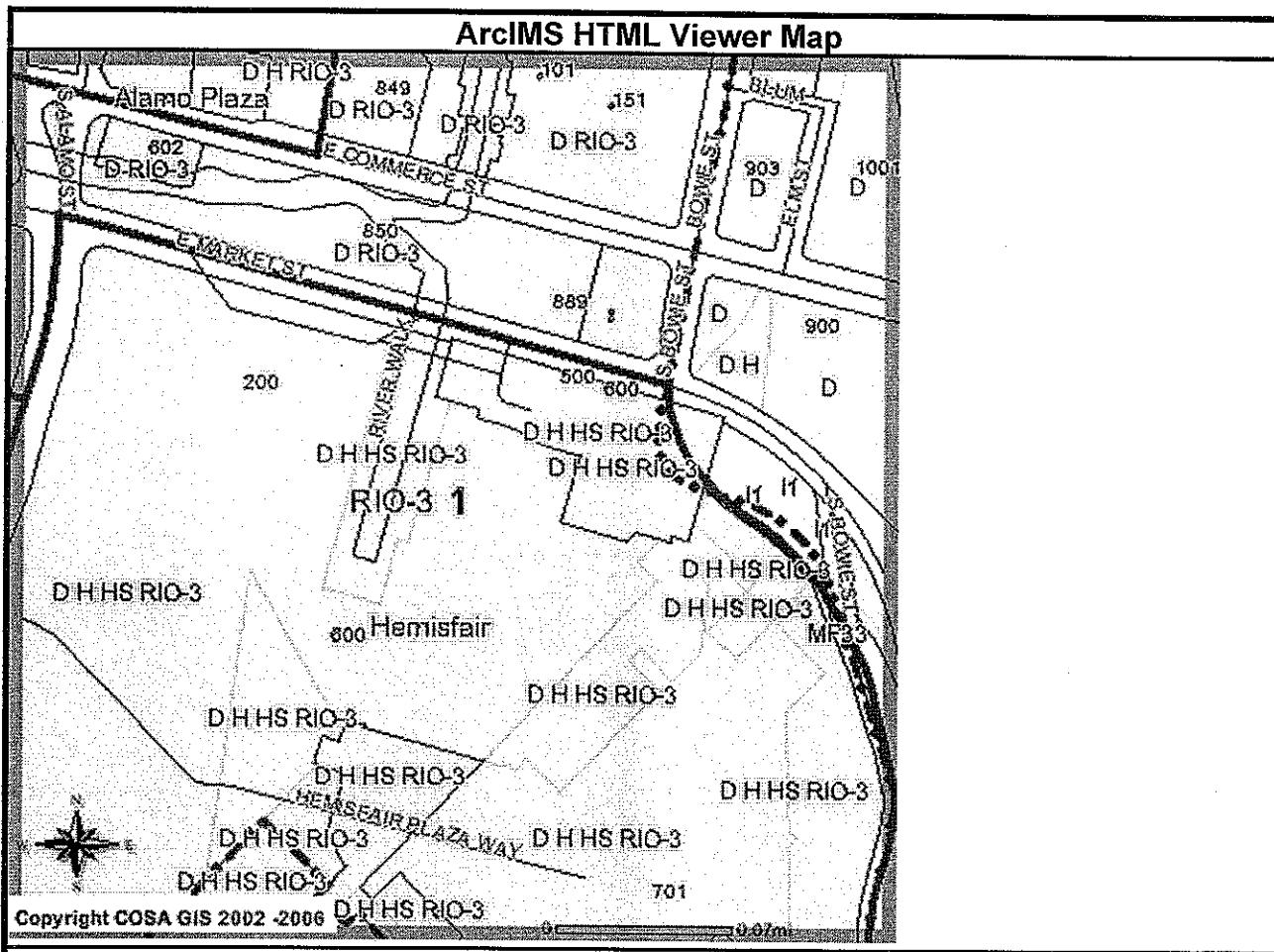
### REQUEST:

The applicant is requesting a Certificate of Appropriateness for Final Approval for the addition of a concession stand and table and chairs at the interior bridge connection and renovation of the electrical service. The accompanying exhibits provide additional information.

### RECOMMENDATION:

The staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property.

### CASE COMMENTS:



THIS DOCUMENT IS FOR  
INCOMPLETE AND/OR  
REVISIONS APPROVAL  
CONSTRUCTION  
CITY OF SAN ANTONIO  
ASSESSOR'S OFFICE  
RICHARD C. RODRIGUEZ  
100 E MARKET STREET  
SAN ANTONIO, TEXAS 78201

CONCESSION STAND IMPROVEMENTS

200 E MARKET STREET

SAN ANTONIO, TEXAS

CITY OF SAN ANTONIO

200 E MARKET STREET

SAN ANTONIO, TEXAS

Chesney Associates, Inc.

Morales Architects/Planners

200 E MARKET STREET

SAN ANTONIO, TEXAS

DATE: 09/06/2018

JOB:

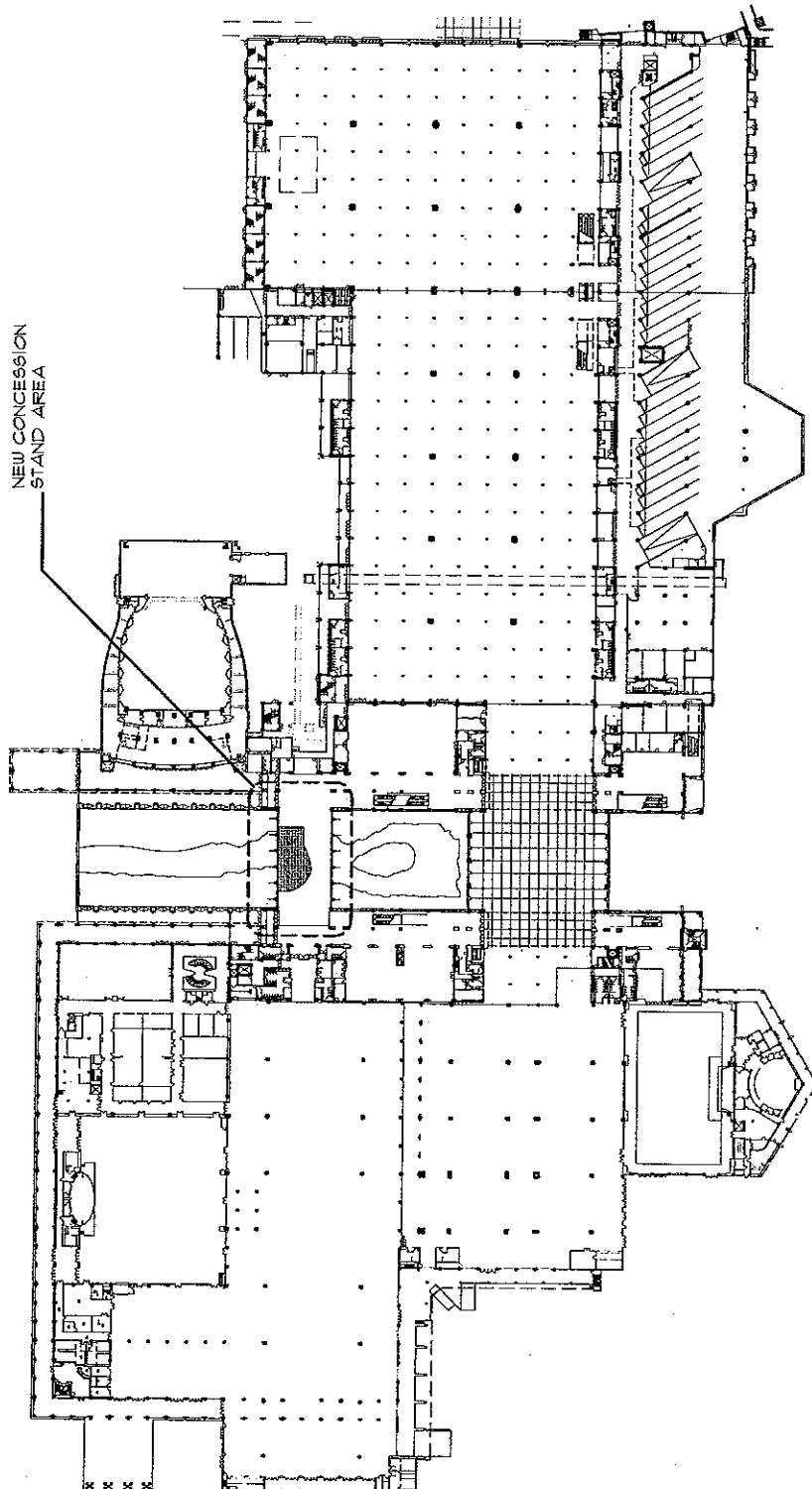
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RICHARD G. HORNLIS  
TEXAS FPC 3104

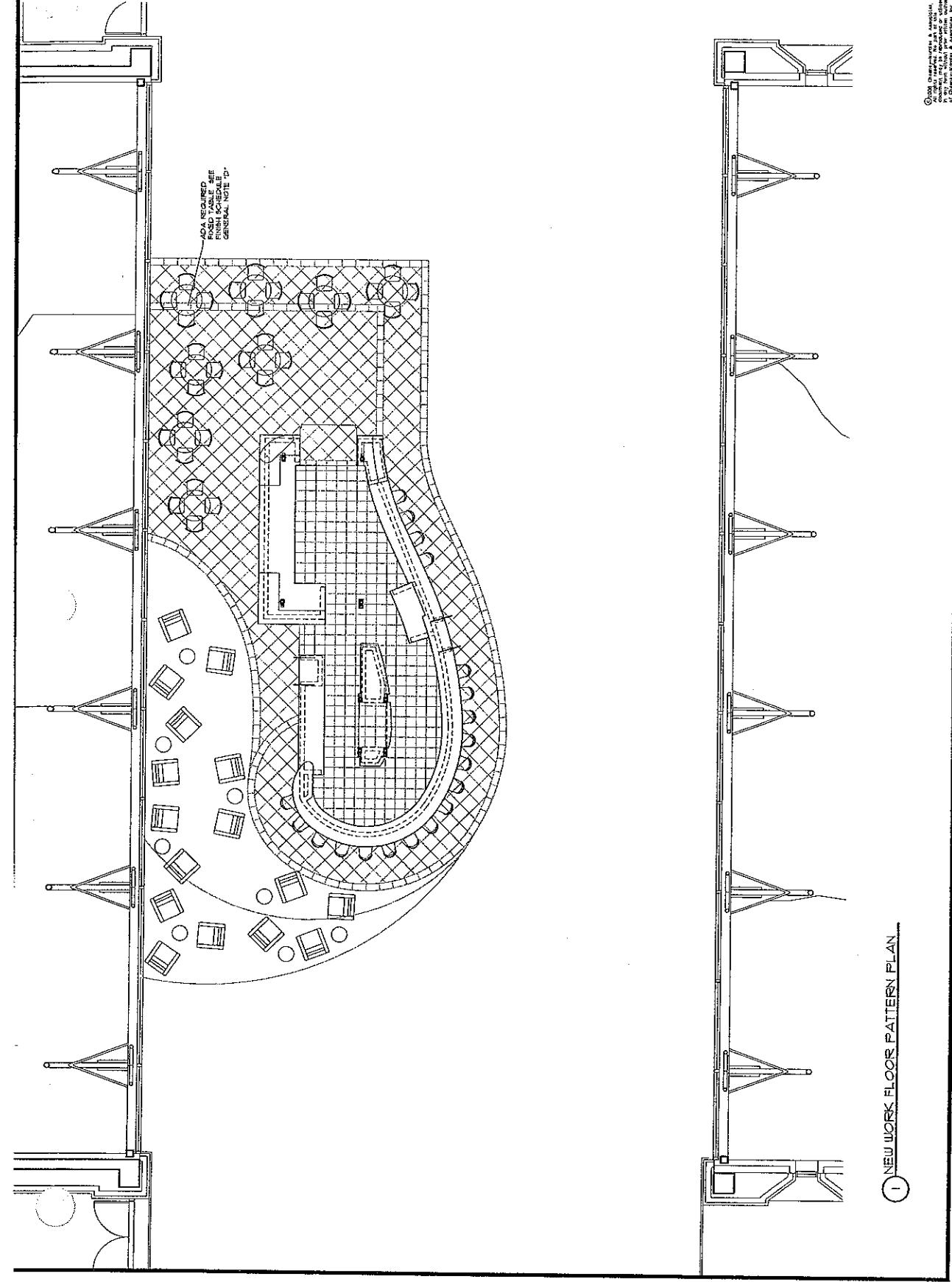
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NO. DATE  
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NO. DATE

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HENRY B. GONZALEZ CONVENTION CENTER  
CITY OF SAN ANTONIO

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MORALLES ARCHITECTS/PLANNERS  
Assoclates, Inc.

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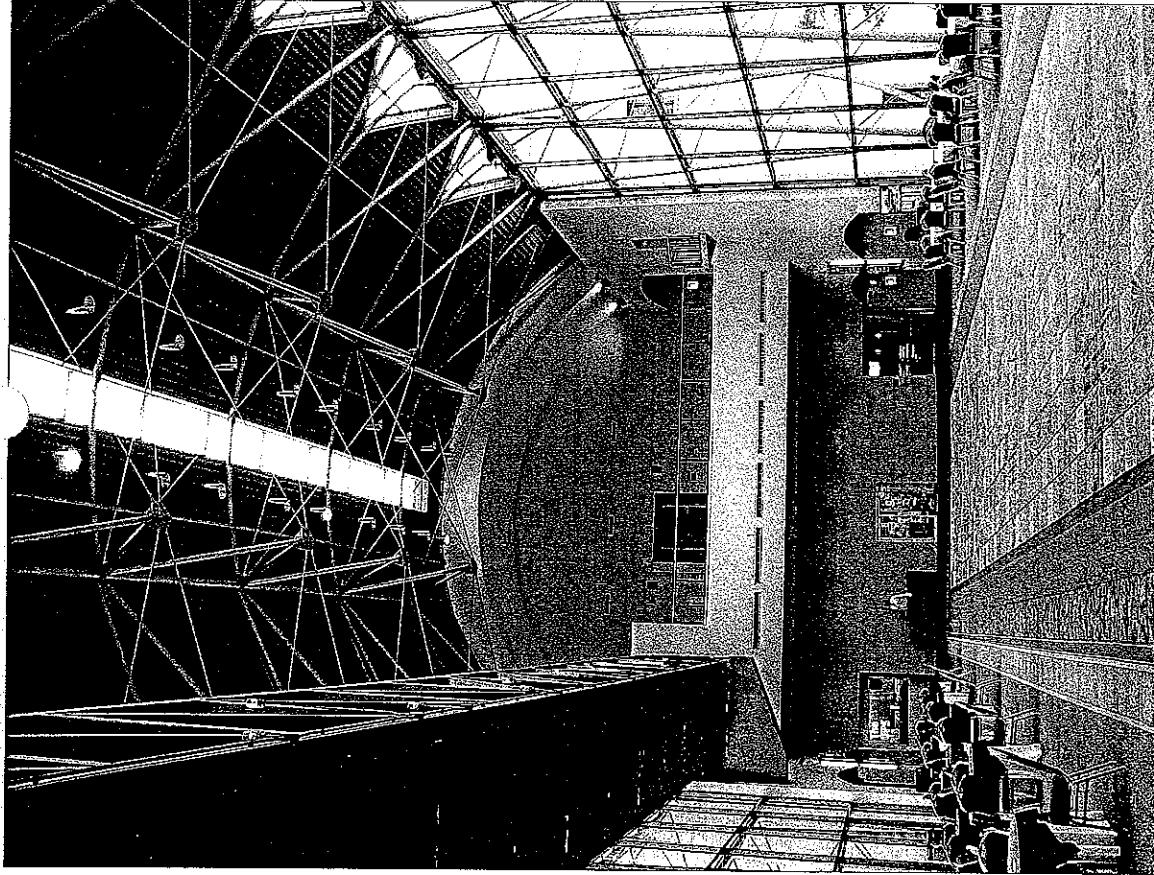
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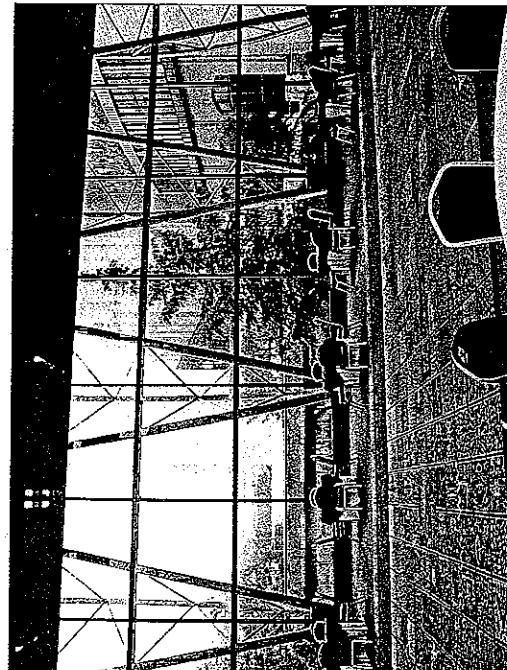
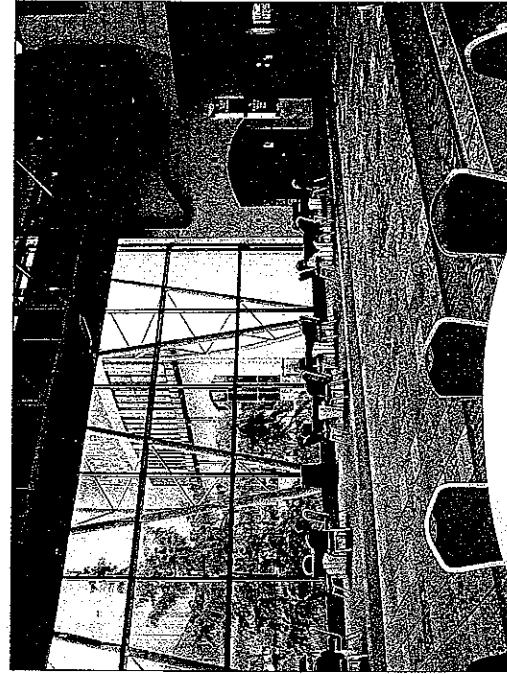
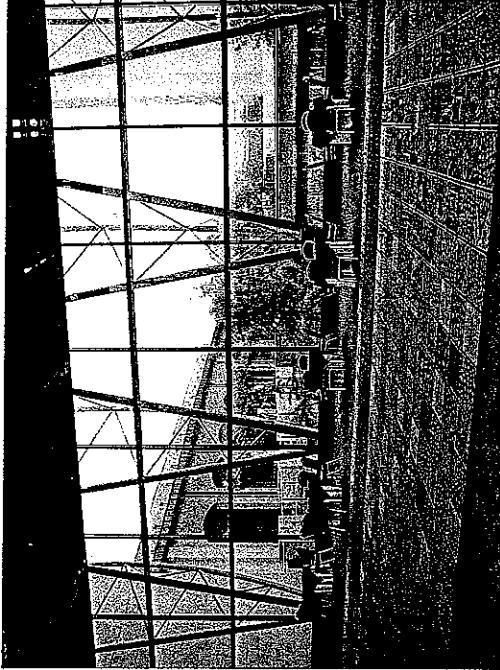
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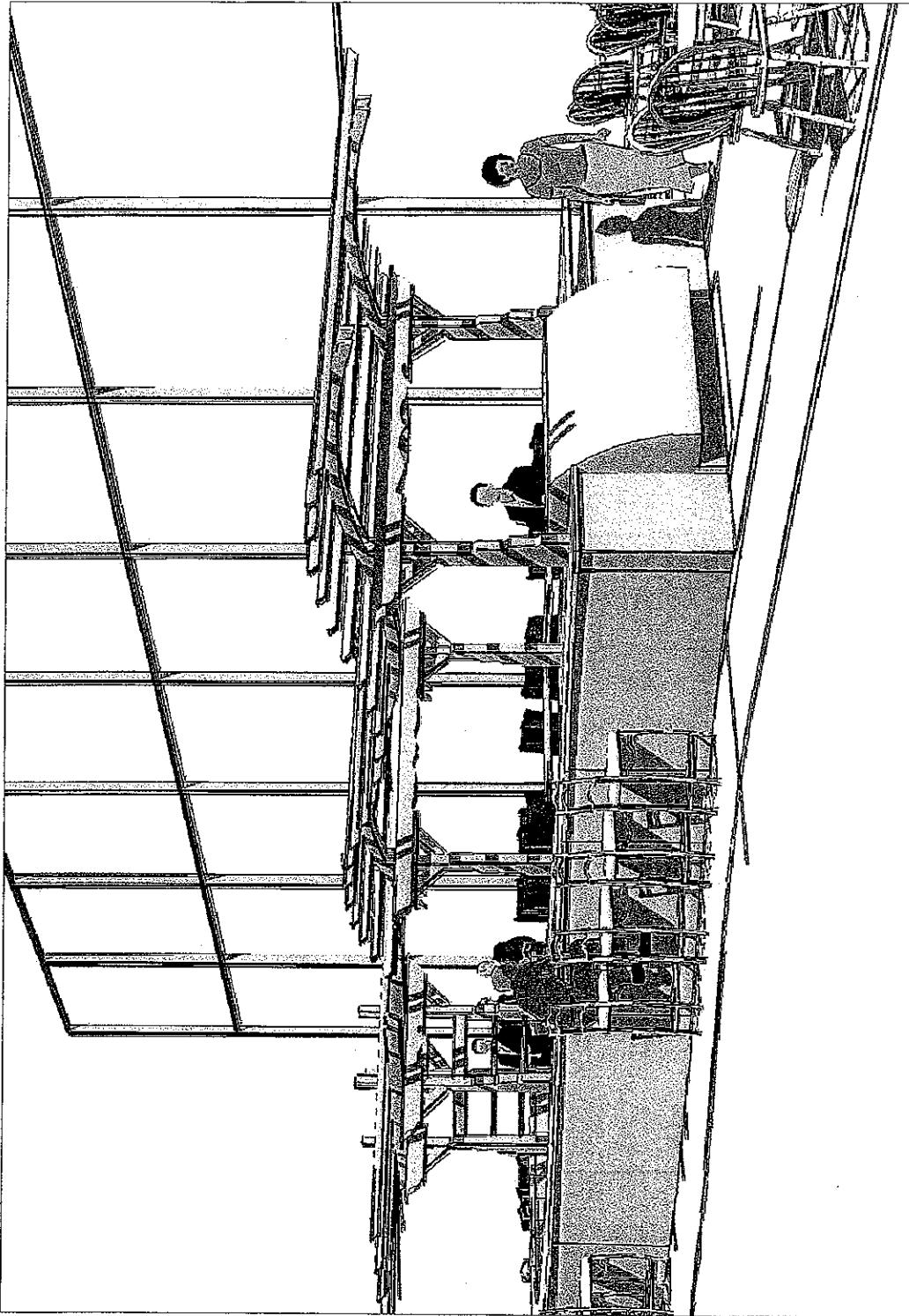
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4001 Broadway Suite 200 / SAN ANTONIO, TEXAS 78205 / (210) 698-5101

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TEXAS

REVISIONS  
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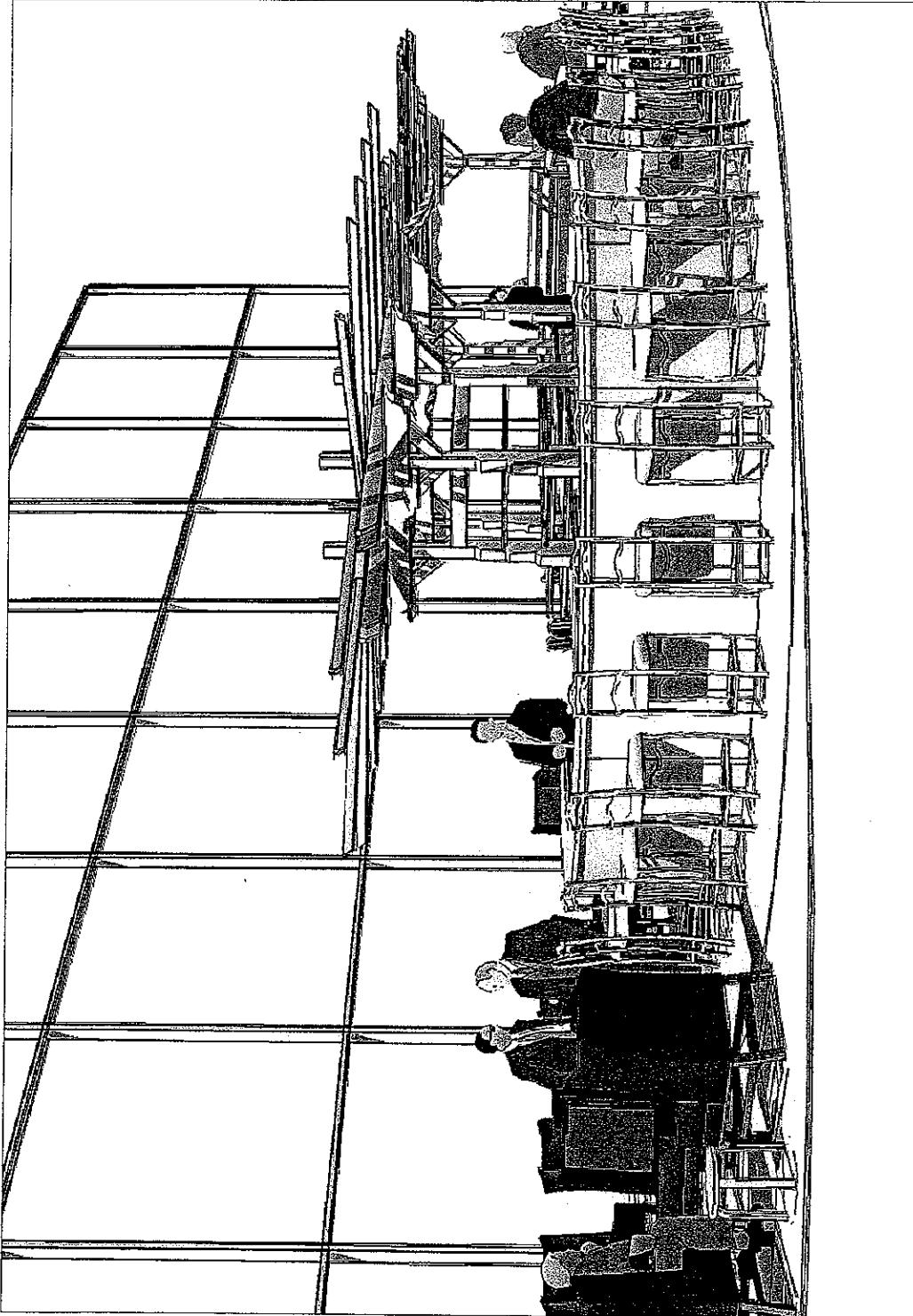
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CITY OF SAN ANTONIO

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4001 BRANCH DR., SUITE 200 / BNA ARTISTS, INC., 20000 / BNA 386-049

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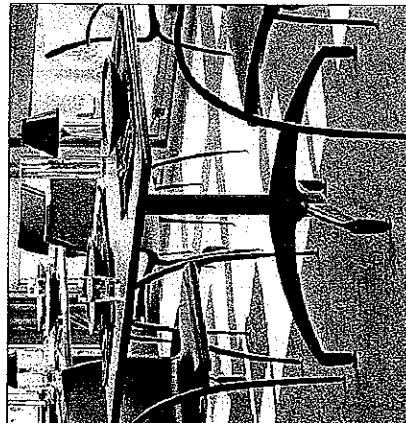
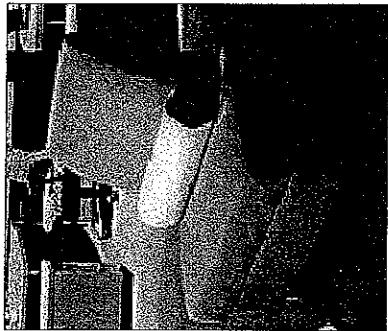
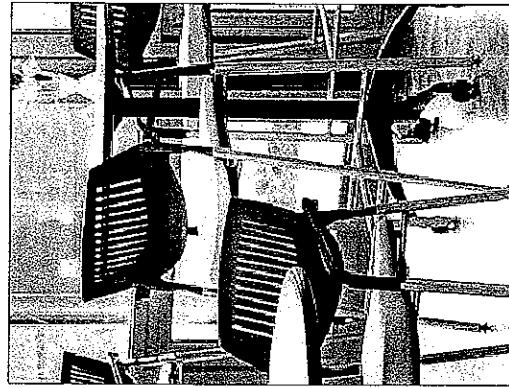
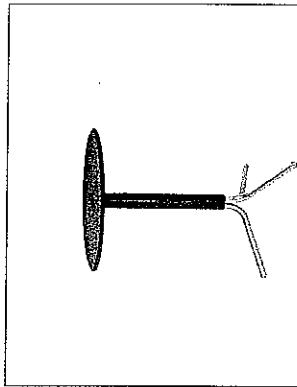
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100 E MARKET STREET  
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SAN ANTONIO, TEXAS 78205  
TELEPHONE: 210-522-1100

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CITY OF SAN ANTONIO  
200 E MARKET STREET SAN ANTONIO, TEXAS  
4001 Broadway, Suite 200 / SAN ANTONIO, TEXAS 78205 / DRAFT 02-01-01

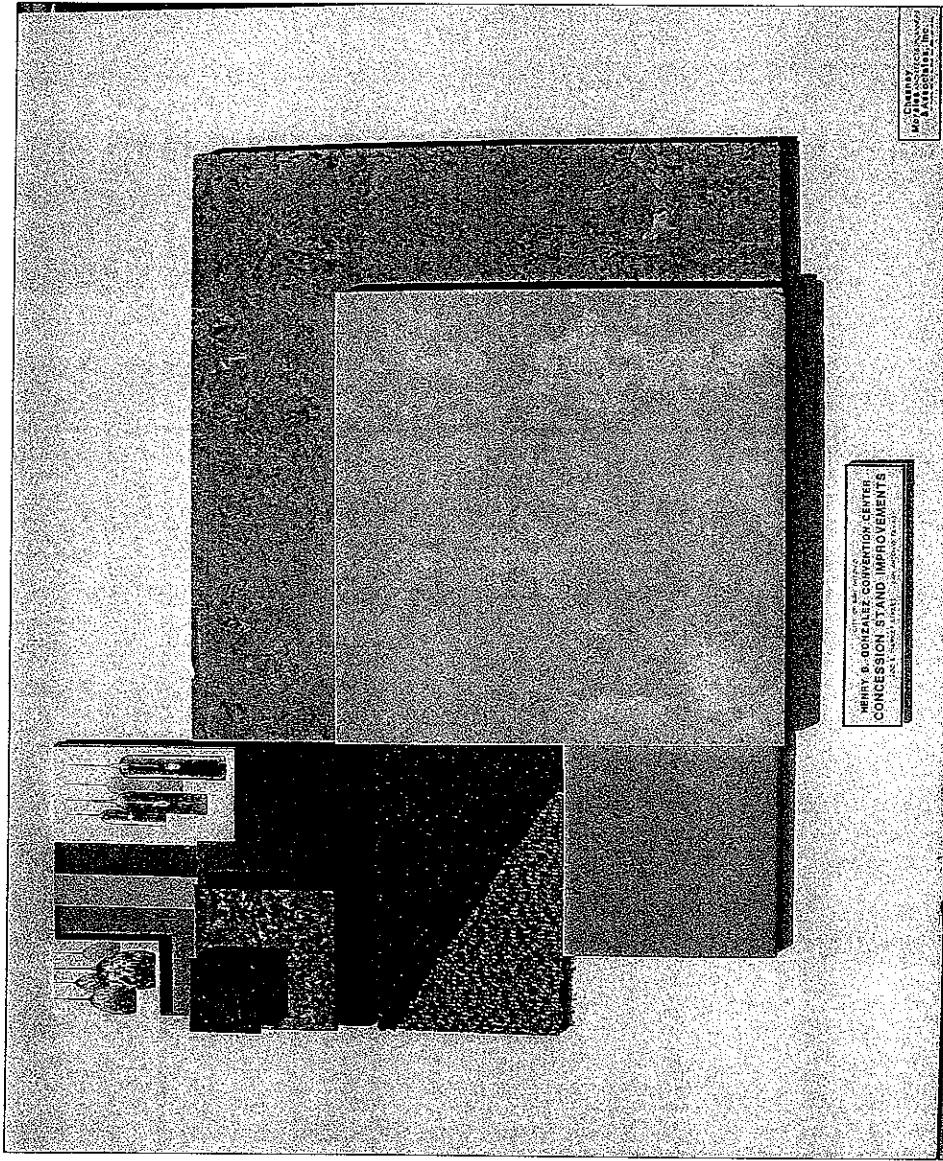
Morales Architects/Planners  
Associates, Inc.  
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HENRY B. GONZALEZ CONVENTION CENTER  
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HENRY B. GONZALEZ CONVENTION CENTER CITY OF SAN ANTONIO		200 E MARKET STREET SAN ANTONIO, TEXAS 401 BROADWAY SUITE 200 / SUITE 200B / SUITE 200A	
CONCESSION STAND IMPROVEMENTS		Morales Architects/Planners	
ASSOCIATES, INC.		DATE: 03/05/04	
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## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 8

**HDRC CASE NO:** 2006-291

**IDENTIFIER:**

**ADDRESS:** 3606 Avenue B

**LEGAL DESCRIPTION:** NCB 6299, Lot N 40 ft. of 218 & S 10 ft. of 220

**ZONING:** C2-RIO-1

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 9

**DISTRICT:** RIO-1

**LANDMARK:**

**APPLICANT:** Enola W. Lemelle

**OWNER:** A. R. Perez, Jr.

**TYPE OF WORK:** Signage

**REQUEST:**

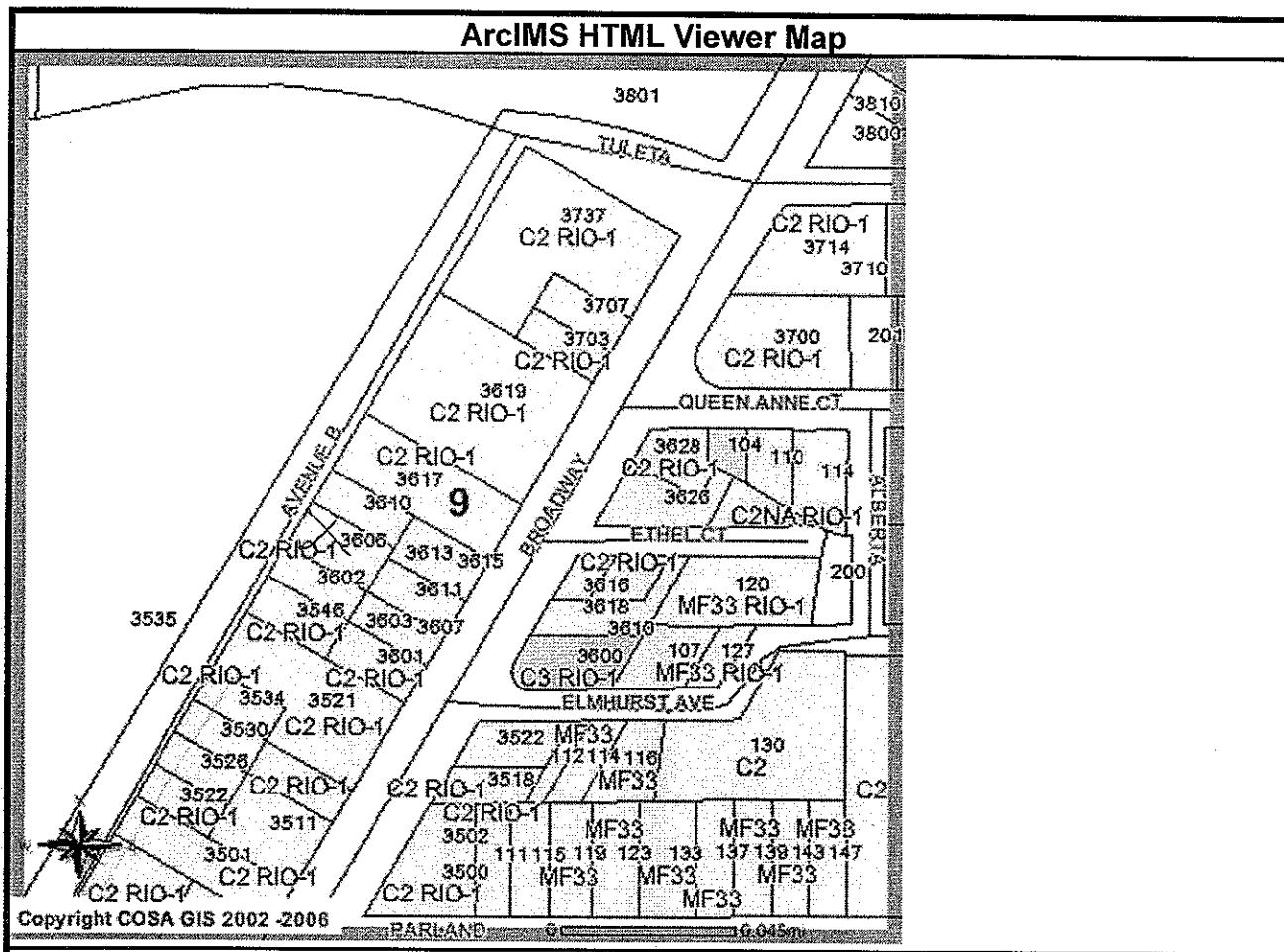
The applicant is requesting a Certificate of Appropriateness for Final Approval to relocate a current 3 ft. x 8 ft. sign at 3610 Avenue B to an existing 3 ft. x 8 ft. sign at 3606 Avenue B.

The accompanying exhibits provide additional information.

**RECOMMENDATION:**

The staff recommends approval of this request as submitted. The proposed sign changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

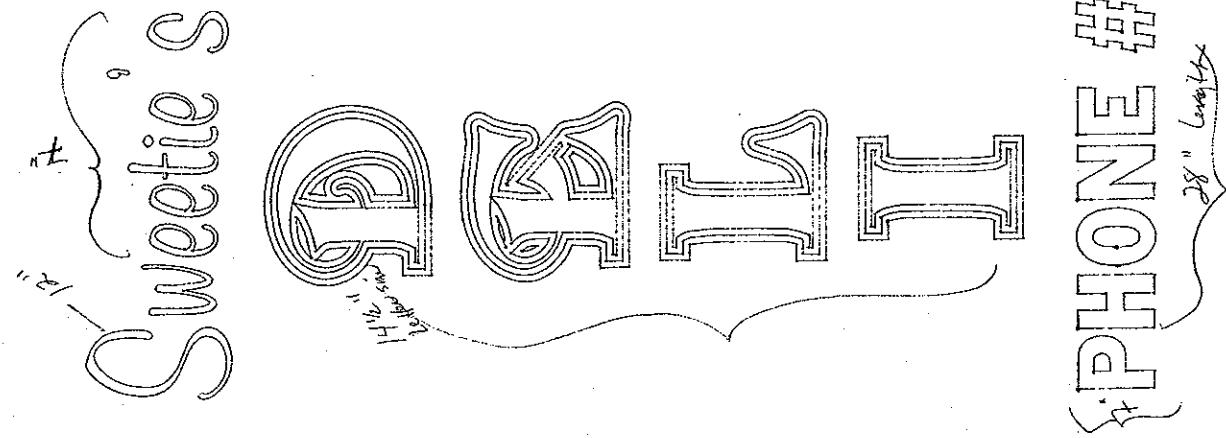
**CASE COMMENTS:**

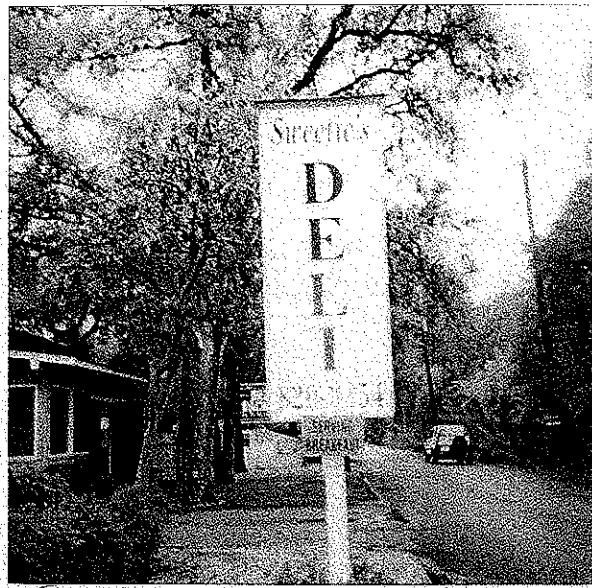


CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

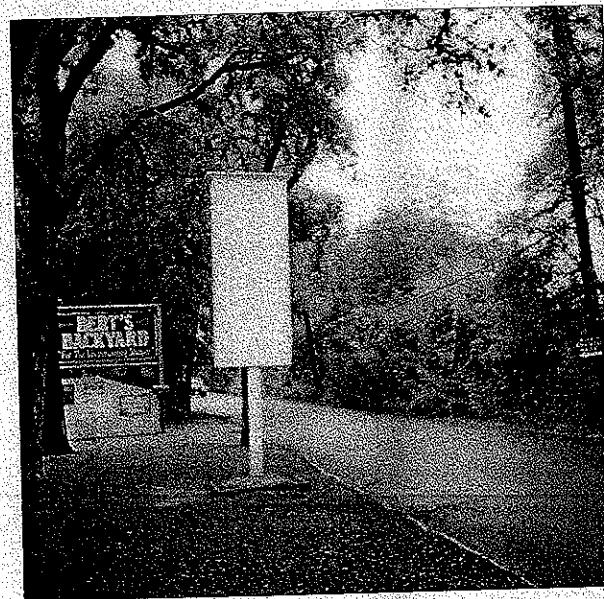
06 AUG 96 PM 2:46

Sept 5





3610 Ave B



3606 Ave B

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 9

**HDRC CASE NO:** 2006-236

**IDENTIFIER:**

**ADDRESS:** 503 Colita

**LEGAL DESCRIPTION:** NCB 1263, Block 2, Lot 1

**ZONING:** "MF-33 H" Multi-Family Residential, Historic District

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:**

**DISTRICT:** Government Hill Historic District

**LANDMARK:**

**APPLICANT:** Sharon Daly

**OWNER:** Kathi Niffenegger

**TYPE OF WORK:** Addition, Exterior Renovations

### **REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Final Approval to renovate a house moved to 503 Colita to include:

- 1) Build an bedroom addition
- 2) Re-build curved porch to include new columns
- 3) Re-roof with grey shingles
- 4) Replace missing siding with similar siding.
- 5) Install new HVAC
- 6) Refinish floors where possible or install wood laminate
- 7) Install new wiring and plumbing
- 8) Supply off-street parking
- 9) Landscape
- 10) Paint with the folowing colors:
  - a) Body - Periwinkle Blossom
  - b) Trim - Vermont View (moss green)
  - c) Trim - Cotton Flannel (deep lavender)
  - d) Porch - Golden Fleece (pale yellow)

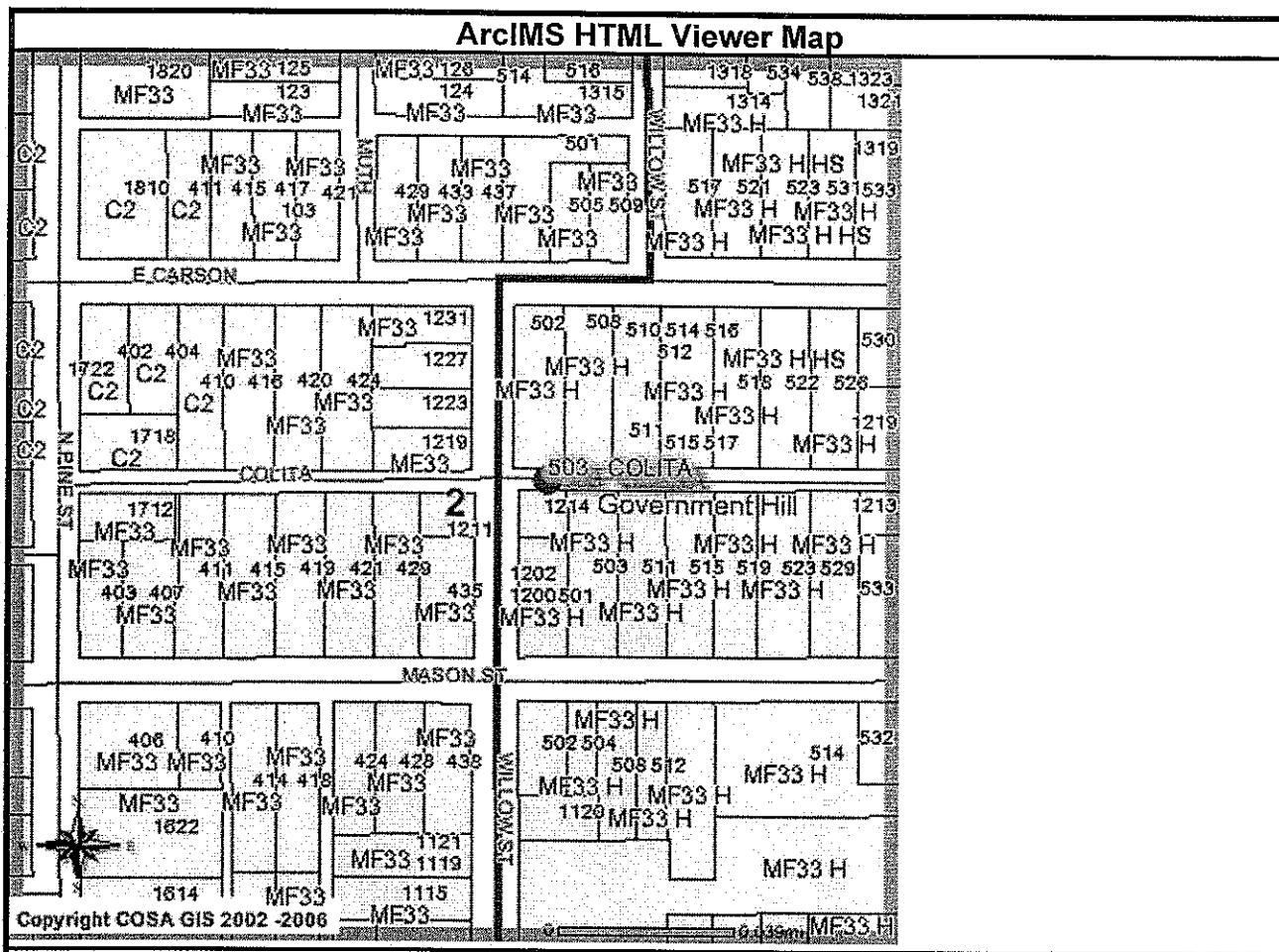
The accompanying exhibits provide additional information.

### **RECOMMENDATION:**

The staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

### **CASE COMMENTS:**

Applicant received approval to move a house from 611 Brazos to 503 Colita on August 2, 2006



# Jones & Company, Inc.

## Plan of Development

10 - 611 Brazos (original location) - moving to 503/505 Colita

### Overview of Renovation:

1. Build an addition bedroom following current code requirements.
2. Re-build original curved entryway porch, to include new columns
3. Re-roof both the original and structure and build a new roof for the addition.
4. Replace any missing siding from the original structure and install new similar siding on the addition.
- \* 5. Install skirting appropriate to age of building and to architecture.
6. Paint both original and new portions of structure.
7. Install all new wiring following current code requirements.
8. Install all new plumbing following current code requirements.
9. Install new 13 SEER HVAC system following current code requirements.
10. In existing structure patch or replace drywall and install all new drywall in new portion of structure.
11. Paint interior including all walls, ceilings, windows, doors and trim.
12. Refinish floors where possible and install wood laminate in all other bedrooms and living areas.
13. Install tile in bathroom and kitchen floors.
- \* 14. Supply off street parking for one vehicles.
- \* 15. Landscape.

### Location of Structure:

1. The original structure will be placed facing Colita with the addition behind.
2. This house will be addressed 503 Colita.
3. This addressing has been in place as provided by Abel Torres in November of 2002.

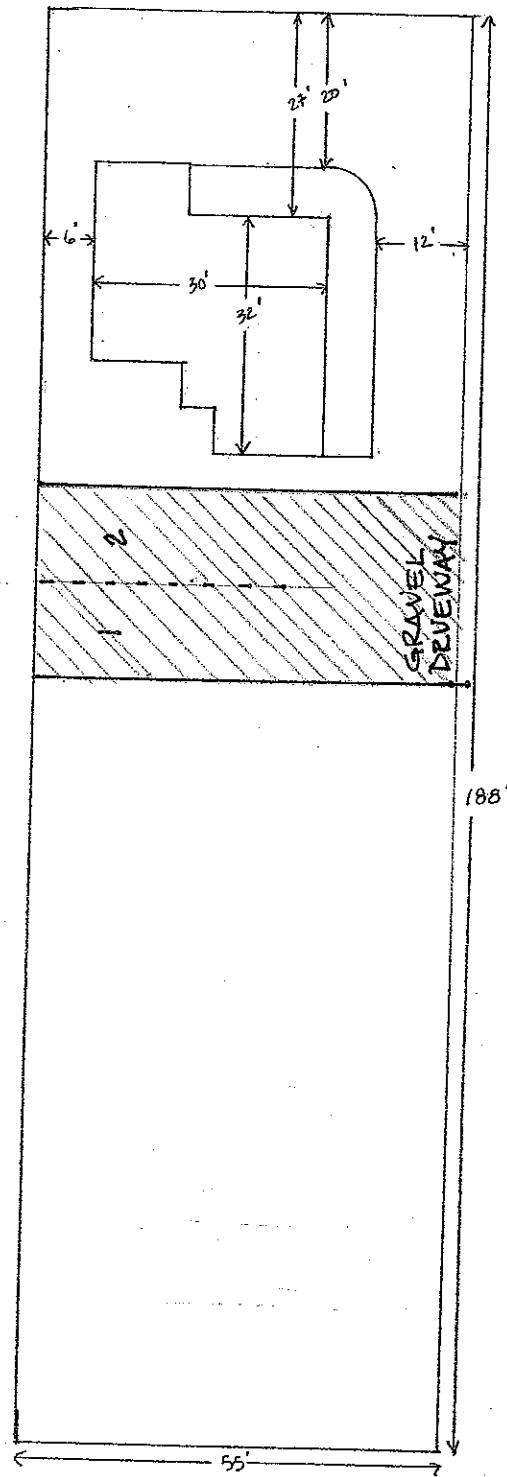
### Lot Specifics:

1. The house will be located at NCB 1263 Block 2 Lot 1
2. The lot is approximately 58 feet wide and 188 feet deep or 10,681 square feet.
3. The lot size allows for the appropriate set backs and parking requirements.
4. Zoning is MF33.

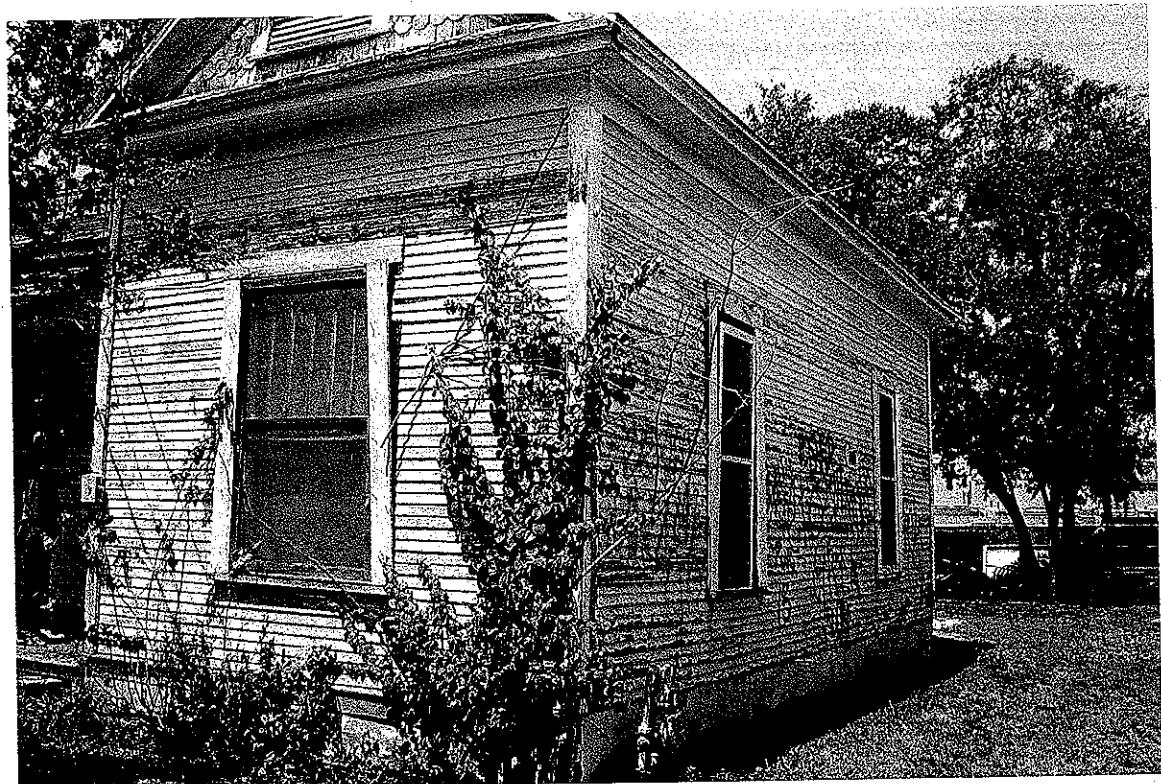
### Intent for Area:

1. By bringing this house up to code and by following the Historical Design and Review Commission requirements we will further enhance the Government Hill Historic neighborhood.

503 COLITA



WILLOW STREET



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

06 SEP -6 PM 2:57



## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 10

**HDRC CASE NO:** 2006-237

**IDENTIFIER:**

**ADDRESS:** 506 & 508 Carson

**LEGAL DESCRIPTION:** NCB 1263, Block 2, Lot 2

**ZONING:** "MF-33 H" Multi-Family Residential, Historic District

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 2

**DISTRICT:** Government Hill Historic District

**LANDMARK:**

**APPLICANT:** Sharon Daly

**OWNER:** Kathi Niffengger

**TYPE OF WORK:** Addition, Exterior Renovations

**REQUEST:**

- 1) Build an addition that complements the existing structure creating a duplex bedroom addition
- 2) Re-build original porch entryway and create a second similar porch for the addition
- 3) Install new piers and beams for foundation and add skirting
- 4) Re-roof with grey shingles
- 5) Replace missing siding with similar siding
- 6) Install new HVAC
- 7) Refinish floors where possible or install wood laminate
- 8) Install new wiring and plumbing
- 9) Supply off-street parking
- 10) Landscape
- 11) Paint with the following colors:
  - a) Body - Chapelstone (light moss green)
  - b) Trim - Rosemary gray (moss green)
  - c) Trim - Old Mill Blue (deep lavender)

The accompanying exhibits provide additional information.

**RECOMMENDATION:**

The staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

**CASE COMMENTS:**

Applicant received approval to move this house to 506 & 508 Carson on August 2, 2006.

ArcIMS HTML Viewer Map

832 O2	1902910914918920 O2 H 1906 O2 H 924 1830 O2 H 924 1826409413417421 501 1822 O2 H 425 O2 H	928 930 950 O2 H		1018 O2 H	110211061120 O2 H O2 H
1825 O2	QUITMAN ST				
1819 MF33	1820 125 MF33 126 510 516 MF33 123 MF33 124 1317		1318 534 538 1323 1314 1321	1320 1314	
1807 1809 1805	MF33 501 1810411415417421 433 437 C2 C2 MF33 429 MF33	MF33 H HS 521523531 533 601 605 RM4 H	319 517 MF33 H	603 MF33 H	
327 329 325	E.CARSON	ME33	506 E CARSON		
328 C2 C2 C2 1719	C2 123 404406 MF33 123 402419418420424 MF33 MF33 1229 1718 C2 C2 COL RA ME33 MF33 H 515	502 510 514 516 MF33 H 512 518 522 526 MF33 H 51 Government Hill 517 MF33 H	530 600 602 610 614 1220 MF33 H	MF33 H	
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# Jones & Company, Inc.

## Plan of Development

### **115H – house lot (original location) – moving to 506/508 E. Carson**

#### **Overview of Renovation:**

1. Build an addition that complements the existing structure creating a duplex building and following current code requirements.
2. Re-build original curved entryway porch overhang and create a second similar porch for the addition.
3. Re-roof both the original and structure and build a new roof for the addition.
4. Replace any missing siding from the original structure and install new similar siding on the addition.
5. Install skirting appropriate to age or building and to architecture.
6. Paint both original and new portions of structure.
7. Install all new wiring for both units following current code requirements.
8. Install all new plumbing for both units following current code requirements.
9. Install new 13 SEER HVAC systems for both units following current code requirements.
10. In existing structure patch or replace drywall and install all new drywall in new portion of structure.
11. Paint interior of both units including all walls, ceilings, windows, doors and trim.
12. Refinish floors where possible and install wood laminate in all other bedrooms and living areas.
13. Install tile in bathroom and kitchen floors.
14. Supply off street parking for two vehicles.
15. Landscape.

#### **Location of Structure:**

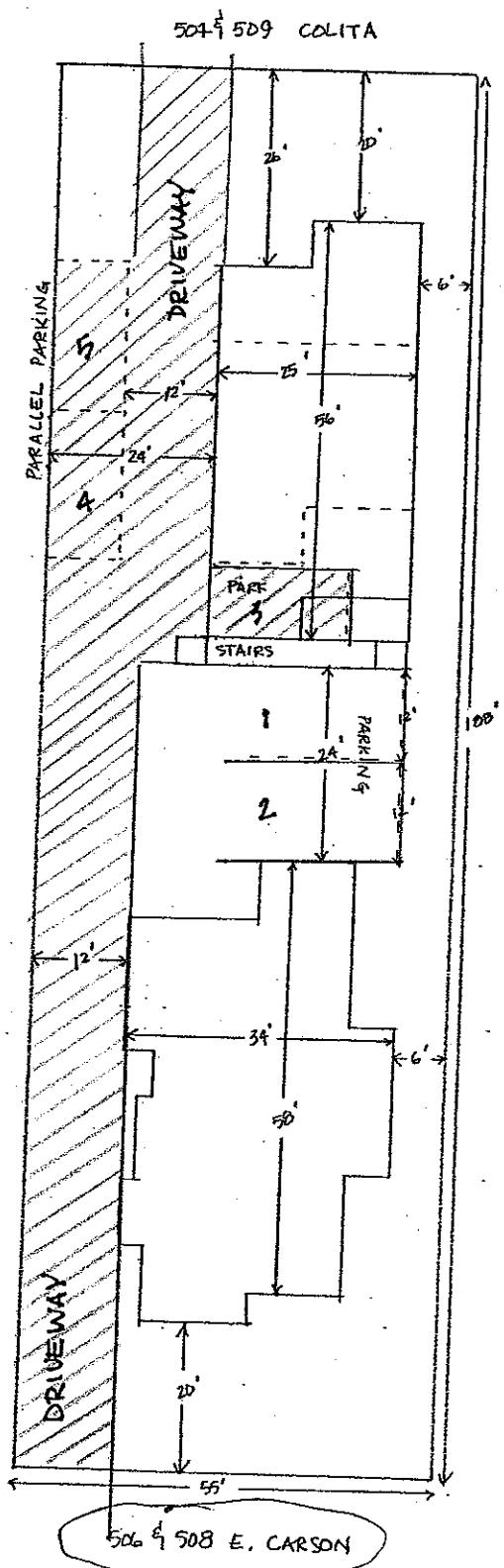
1. The original structure will be placed facing E. Carson with the addition behind that.
2. This duplex will be addressed 506 and 508 E. Carson.
3. This addressing has been in place as provided by Abel Torres in November of 2002.

#### **Lot Specifics:**

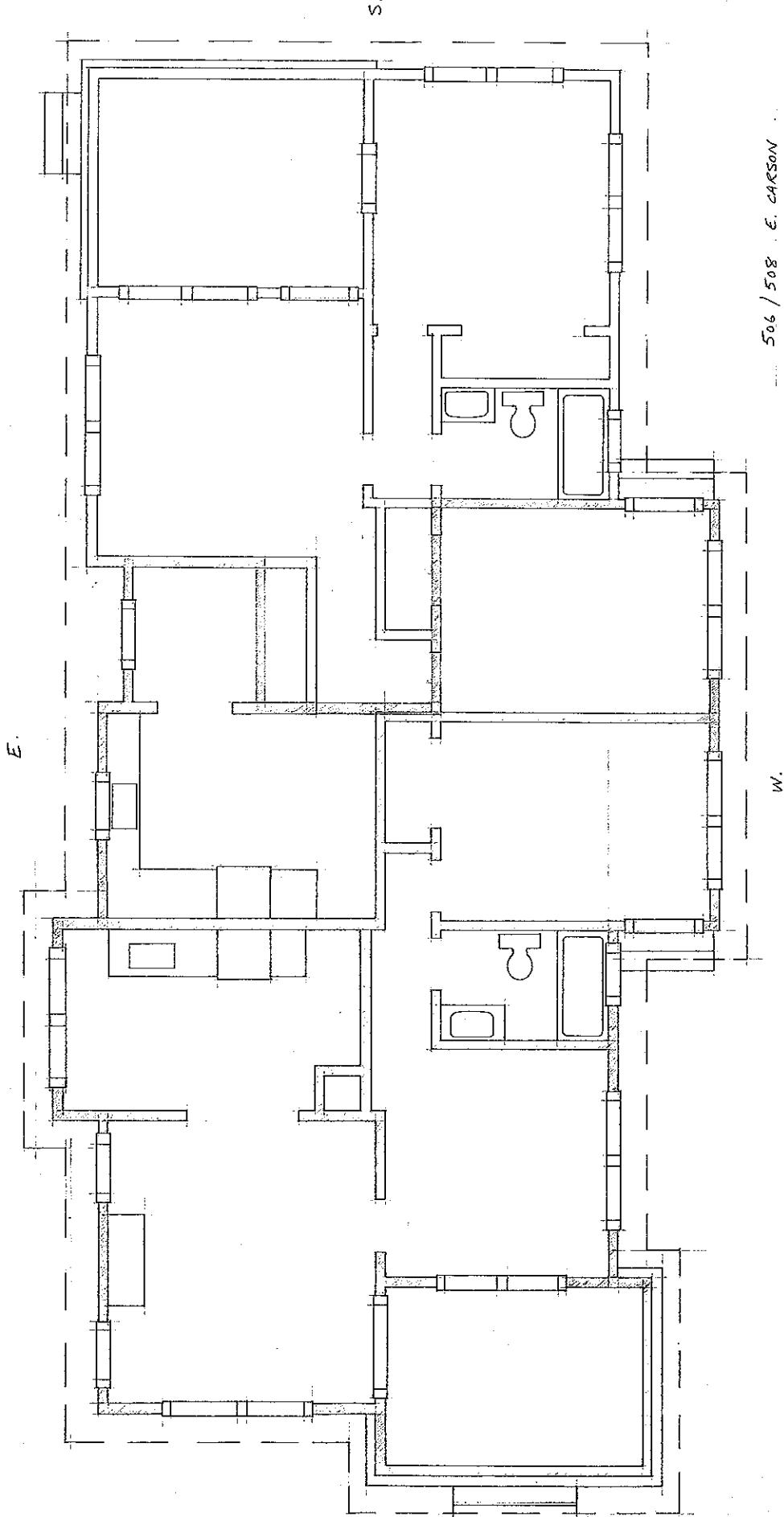
1. The duplex will be located at NCB 1263 Block 2 Lot 2
2. The lot is approximately 58 feet wide and 188 feet deep or 10,681 square feet.
3. The lot size allows for the appropriate set backs and parking requirements.
4. Zoning is MF33.

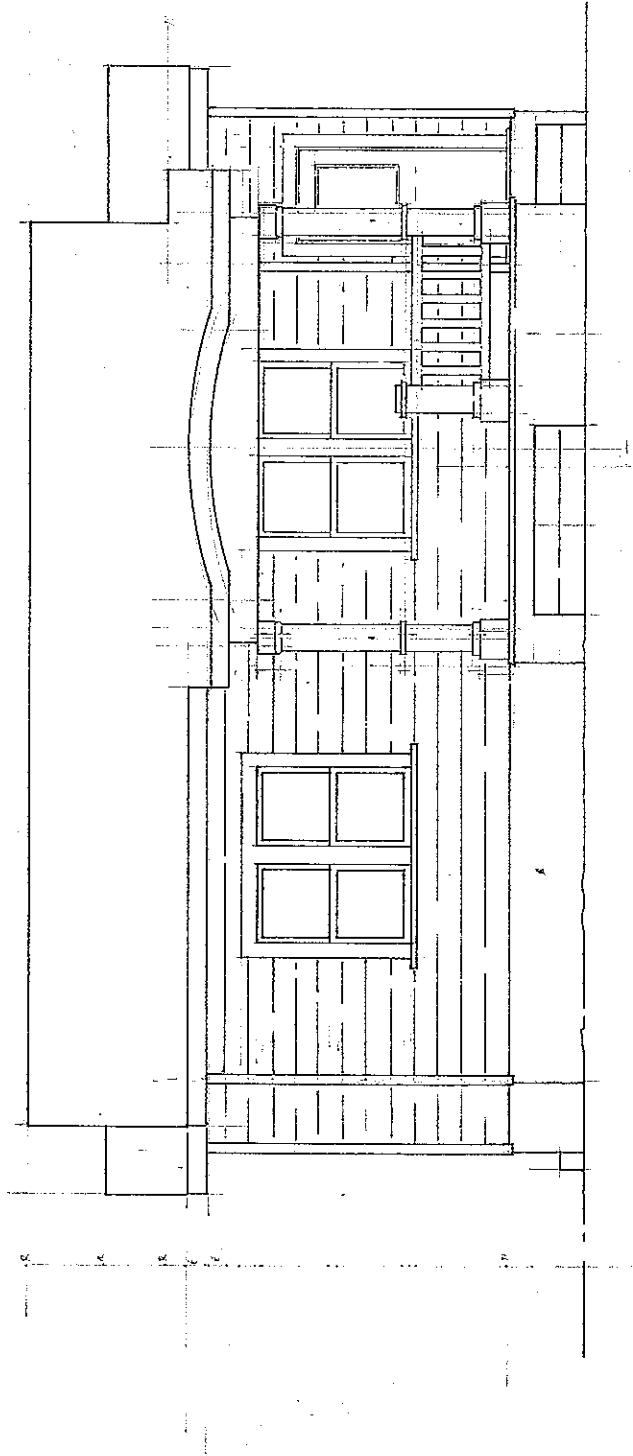
#### **Intent for Area:**

1. By bringing this duplex up to code and by following the Historical Design and Review Commission requirements we will further enhance the Government Hill Historic neighborhood.



PARKING FOR 5 CARS  
GRAVEL

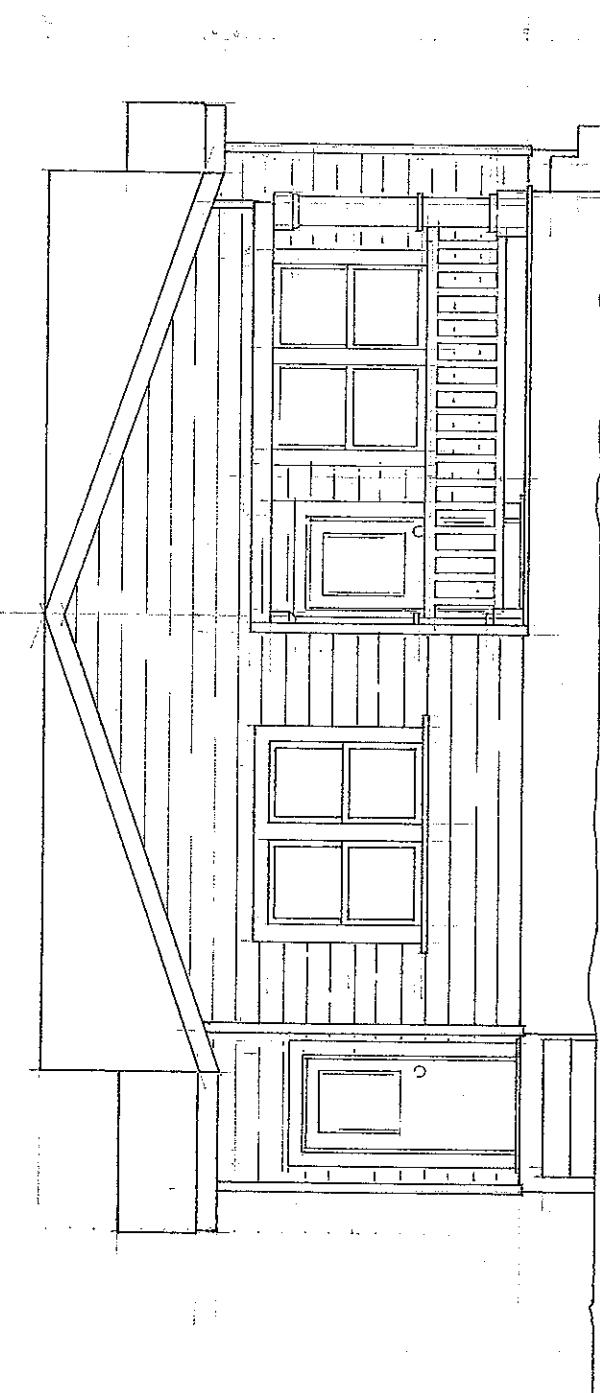


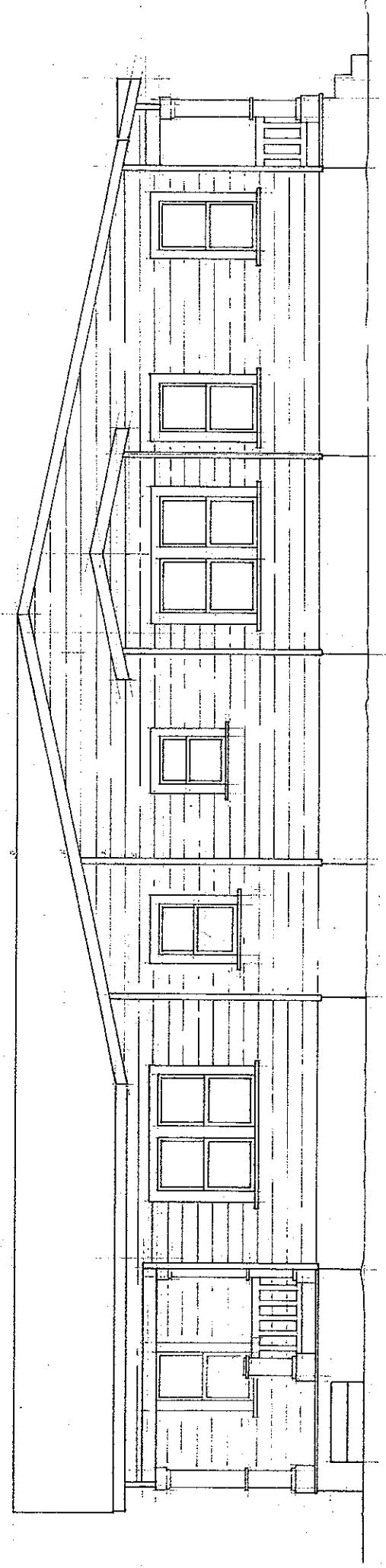


506 / 508 E. CARSON  
NORTH  
SCALE 1/4 = 1

506/508 E. CARSON

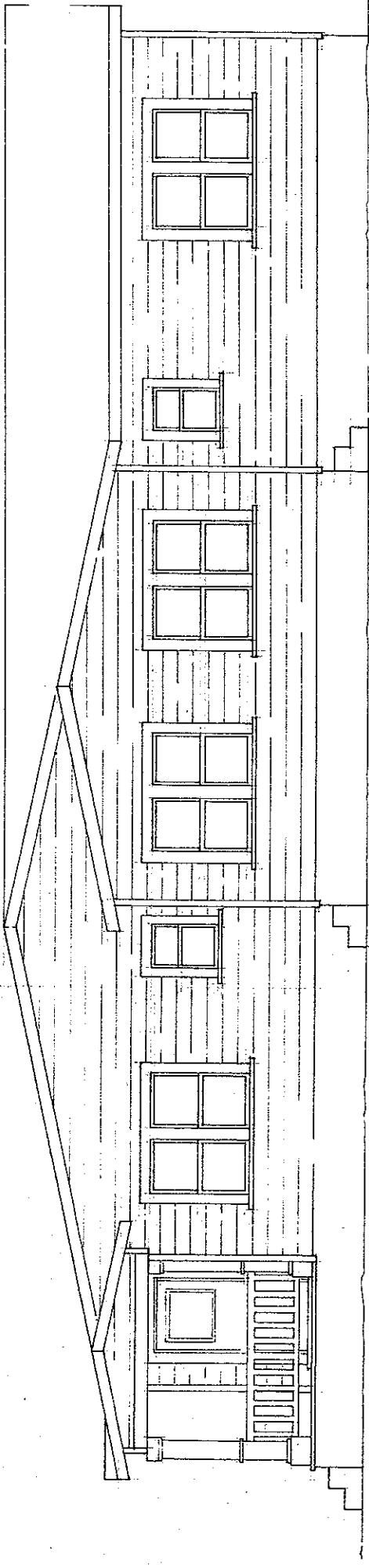
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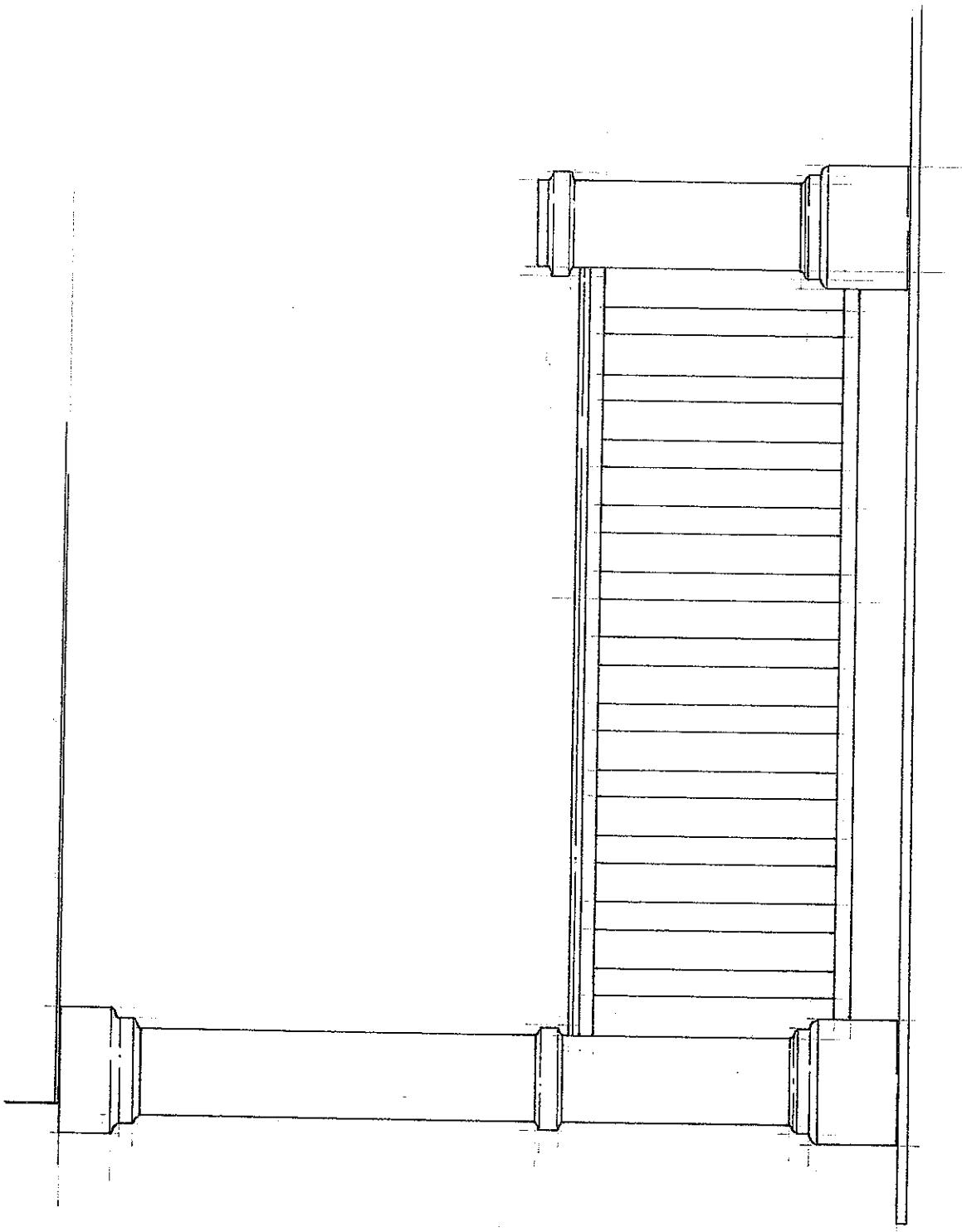
506 / 508 E. CARSON

EAST

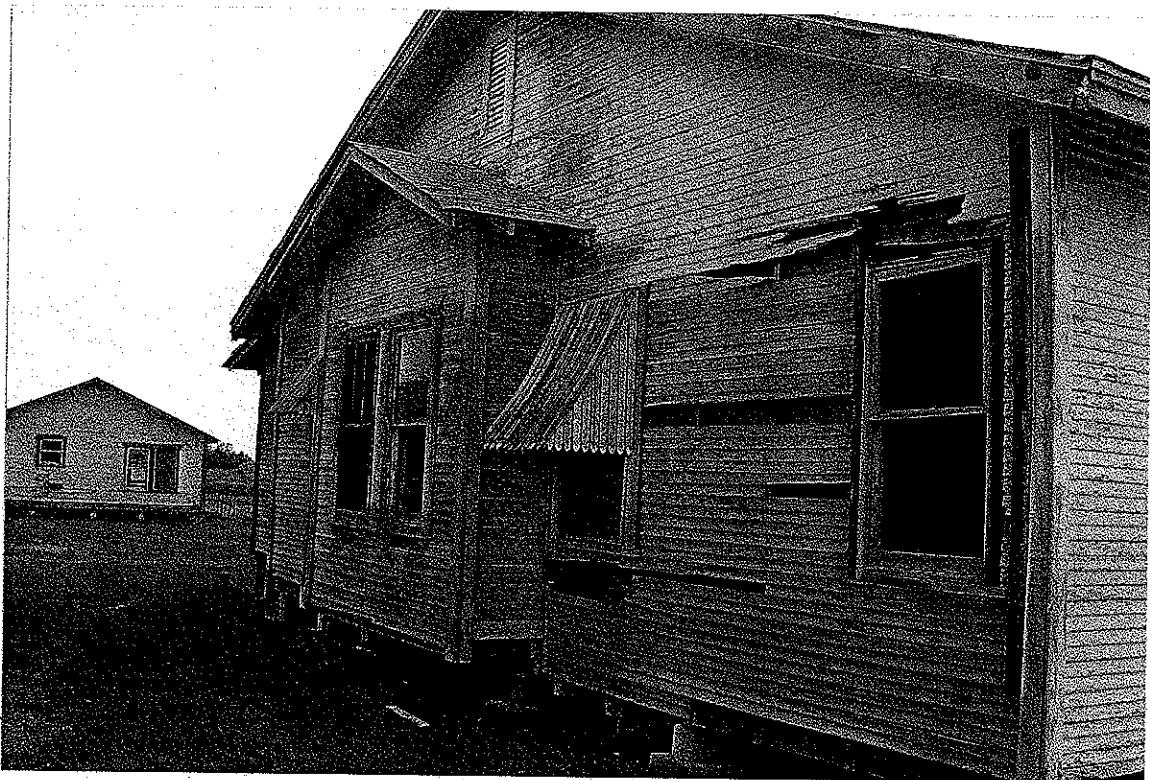


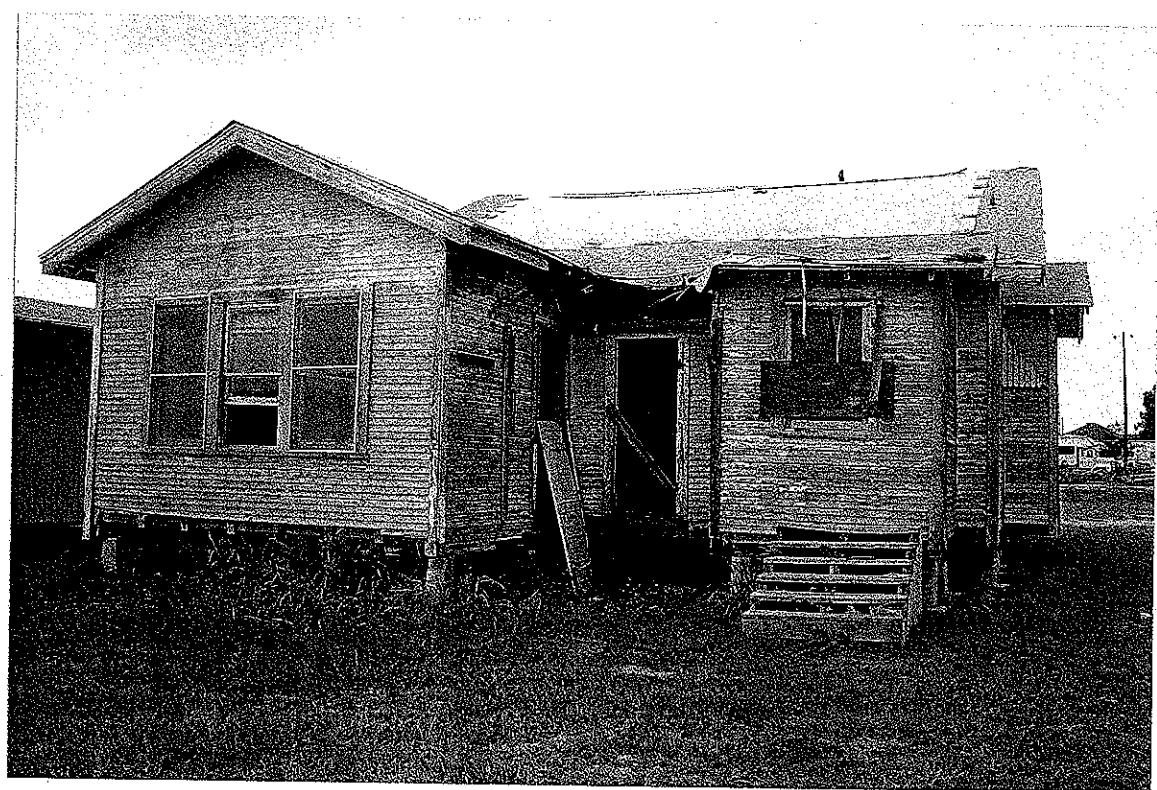
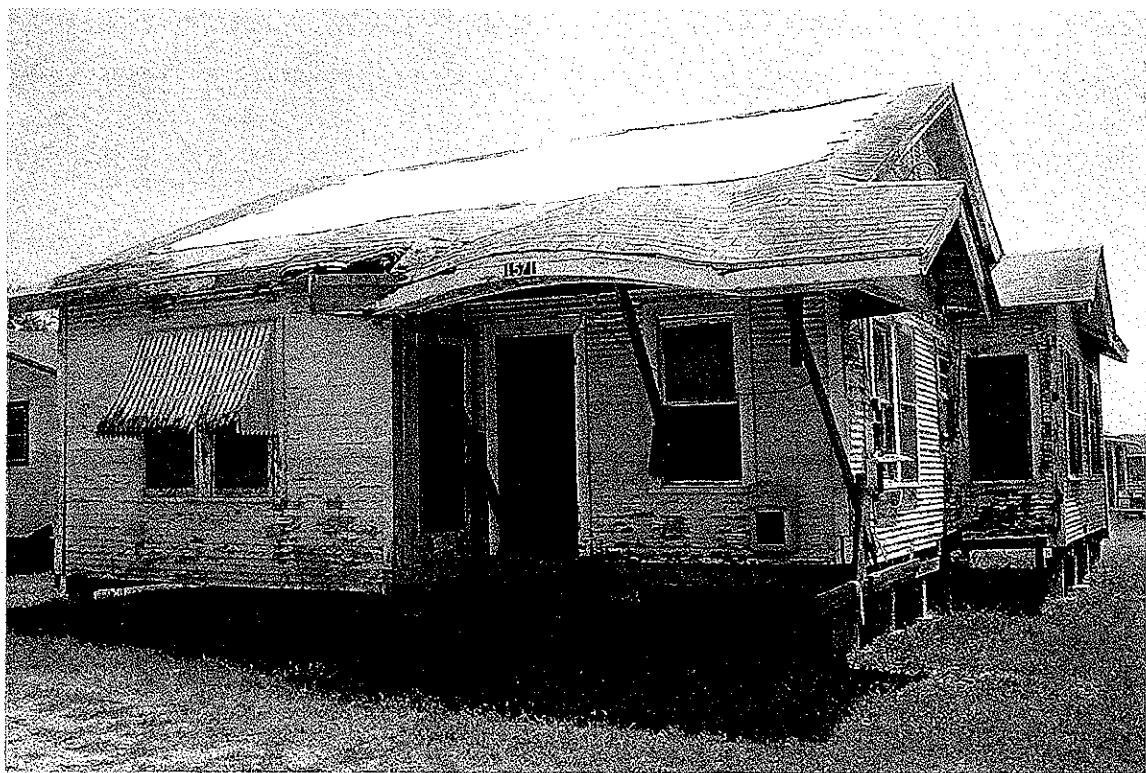
WEST

506 / 508 E. CARSON



SCALE 1" = 1'





## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 11

**HDRC CASE NO:** 2006-238

**IDENTIFIER:**

**ADDRESS:** 507 & 509 Colita

**LEGAL DESCRIPTION:** NCB 1263, Block 2, Lot 3

**ZONING:** "MF-33 H" Multi-Family Residential, Historic District

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 2

**DISTRICT:** Government Hill Historic District

**LANDMARK:**

**APPLICANT:** Sharon Daly

**OWNER:** Kathi Niffengger

**TYPE OF WORK:** Addition, Exterior Renovations

### **REQUEST:**

- 1) Build a second floor addition
- 2) Re--build porch
- 3) Re-roof with Charcoal shingles
- 4) Replace missing siding with similar siding.
- 5) Install new HVAC
- 6) Refinish floors where possible or install wood laminate
- 7) Install new wiring and plumbing
- 8) Supply off-street parking for 2 vehicles.
- 9) Landscape
- 10) Paint with the folowing colors:
  - a) Body - Heritage Cream (light moss green)
  - b) Trim - Iron Side gray (moss green)
  - c) Trim - Alley Cat (deep lavender)
  - d) Doors - Red

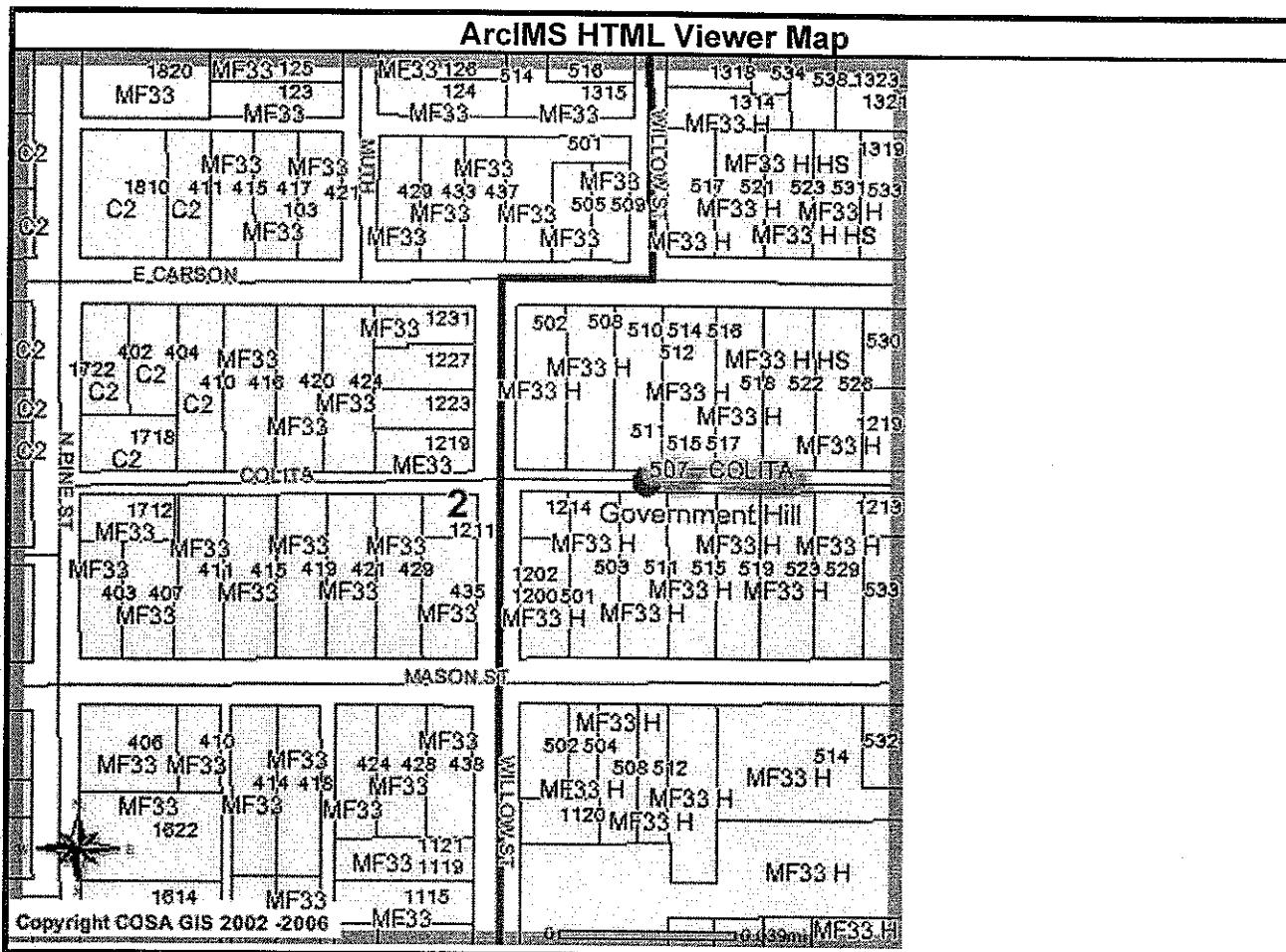
The accompanying exhibits provide additional information.

### **RECOMMENDATION:**

The staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

### **CASE COMMENTS:**

Applicant received approval to move a house from 2117 Morales to 507 and 509 Colita on August 2, 2006.



# Jones & Company, Inc.

## Plan of Development

### **1 – 2117 Morales (original location) – moving to 507/509 Colita**

#### Overview of Renovation:

1. Build a second floor addition that complements the existing structure.
2. Re-build original porch to include additional age appropriate details.
3. Re-roof the structure.
4. Replace any missing siding from the original structure and install new similar siding on the addition.
5. Install skirting appropriate to age or building and to architecture.
6. Paint both original and new portions of structure.
7. Install all new wiring for both units following current code requirements.
8. Install all new plumbing for both units following current code requirements.
9. Install new 13 SEER HVAC systems for both units following current code requirements.
10. In existing structure patch or replace drywall and install all new drywall in new portion of structure.
11. Paint interior of both units including all walls, ceilings, windows, doors and trim.
12. Refinish floors where possible and install wood laminate in all other bedrooms and living areas.
13. Install tile in bathroom and kitchen floors.
14. Supply off street parking for two vehicles.
15. Landscape.

#### Location of Structure:

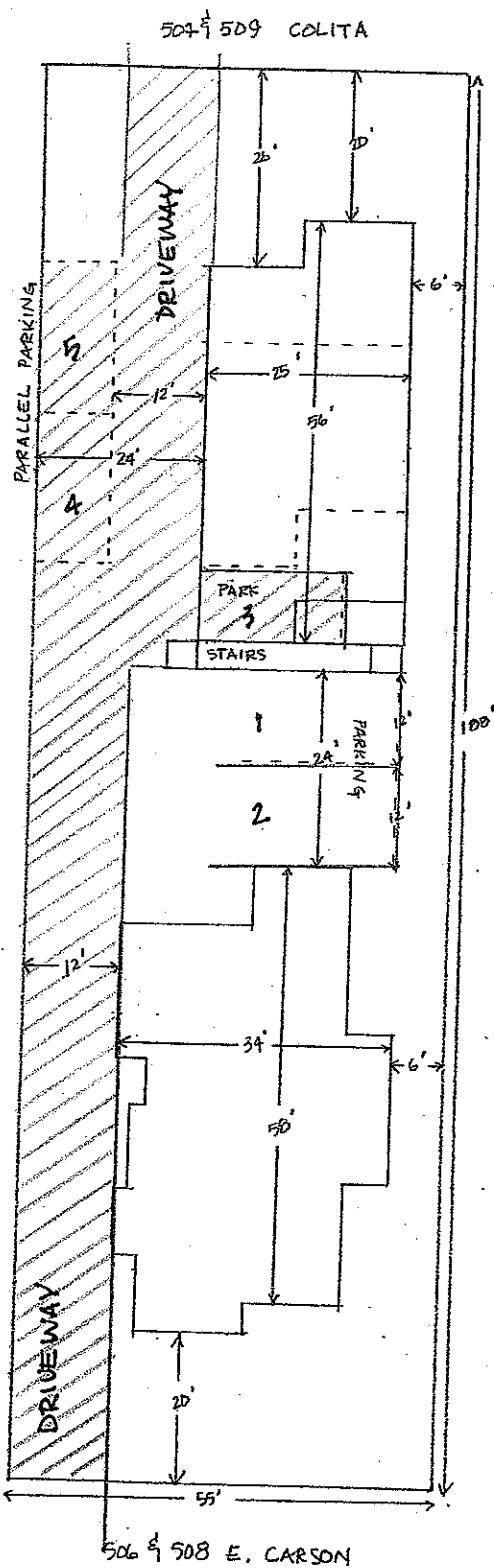
1. The original structure will be placed facing Colita with the addition above it.
2. This duplex will be addressed 505 and 509 Colita.
3. This addressing has been in place as provided by Abel Torres in November of 2002.

#### Lot Specifics:

1. The duplex will be located at NCB 1263 Block 2 Lot 2
2. The lot is approximately 58 feet wide and 188 feet deep or 10,477 square feet.
3. The lot size allows for the appropriate set backs and parking requirements.
4. Zoning is MF33.

#### Intent for Area:

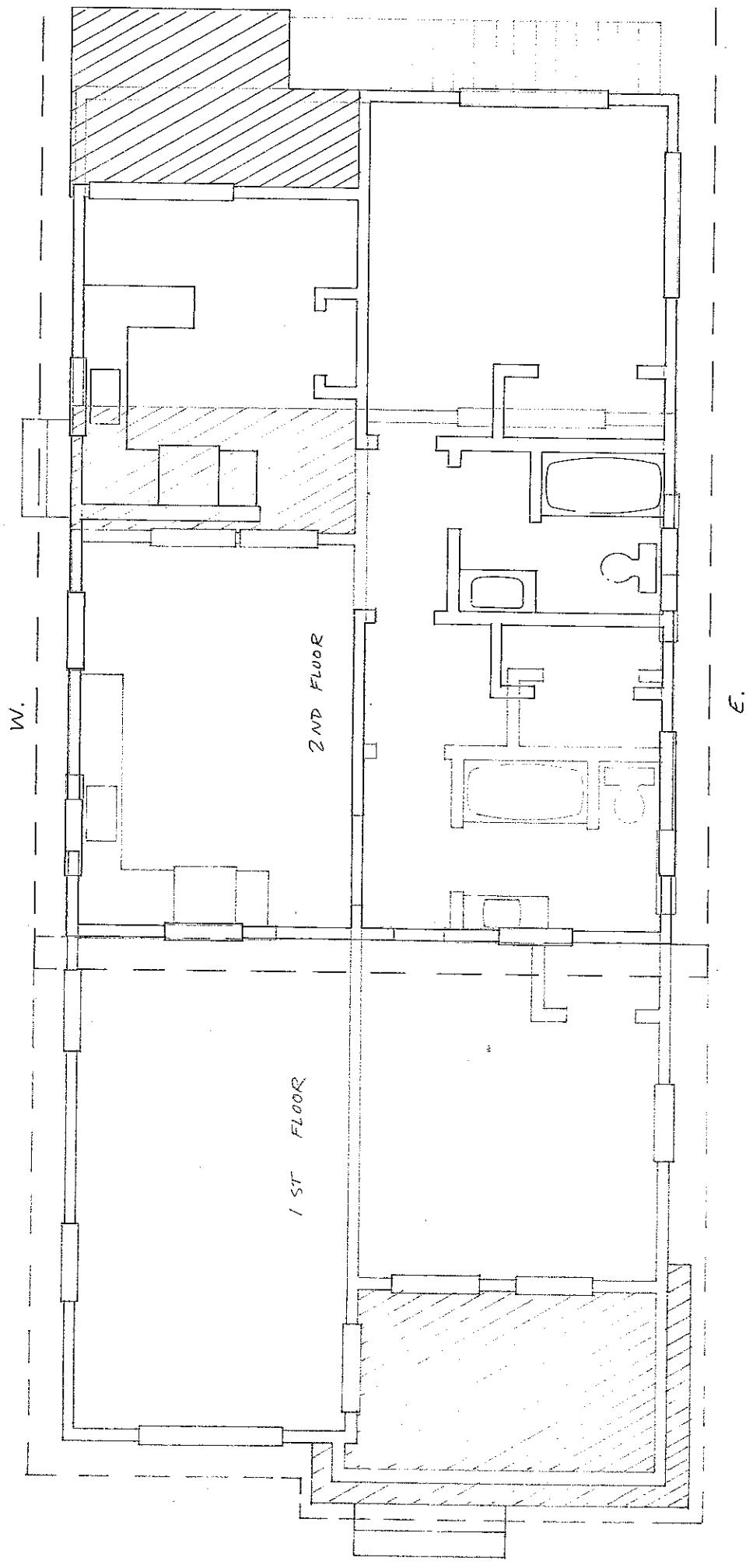
1. By bringing this duplex up to code and by following the Historical Design and Review Commission requirements we will further enhance the Government Hill Historic neighborhood.

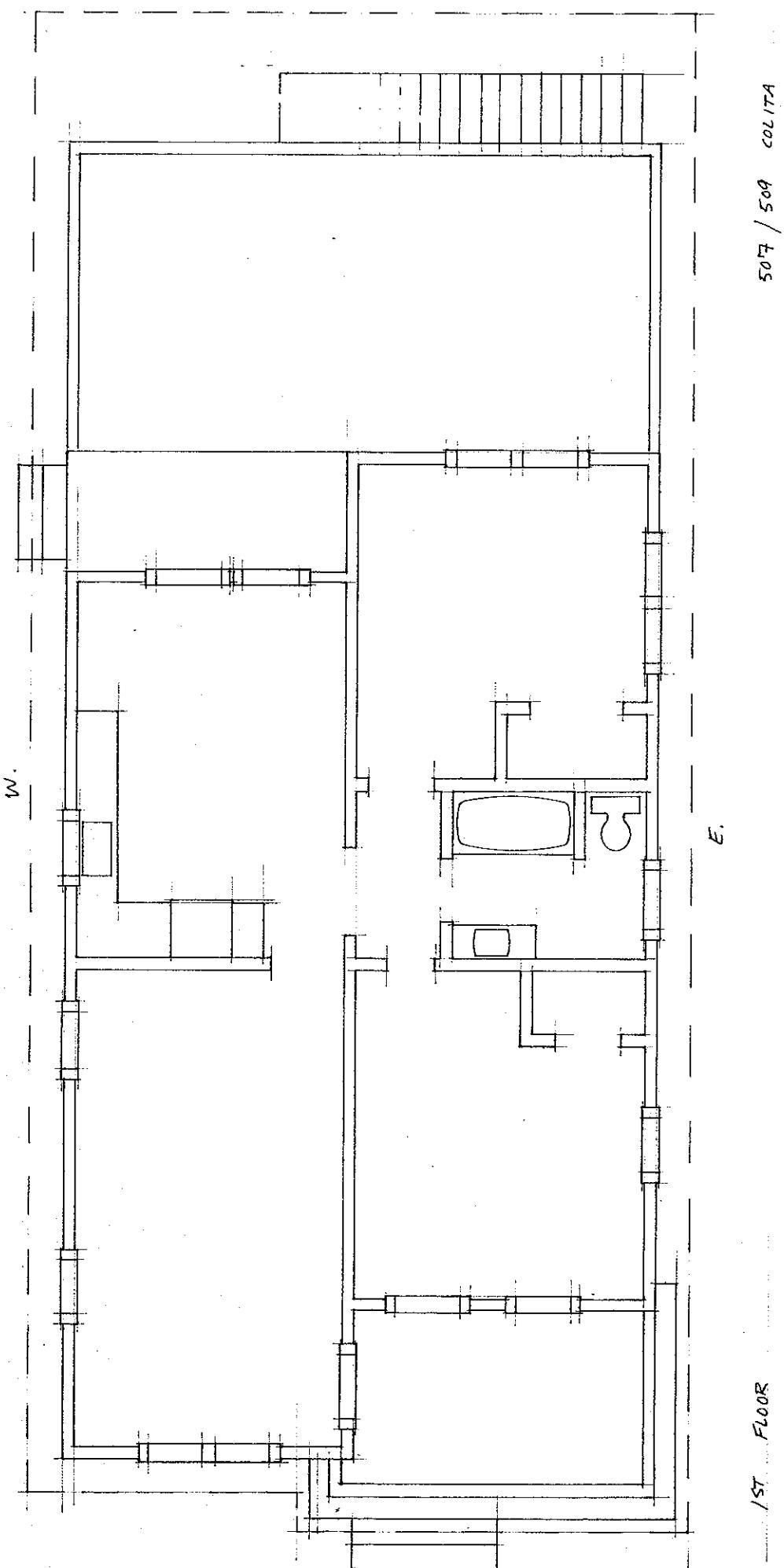


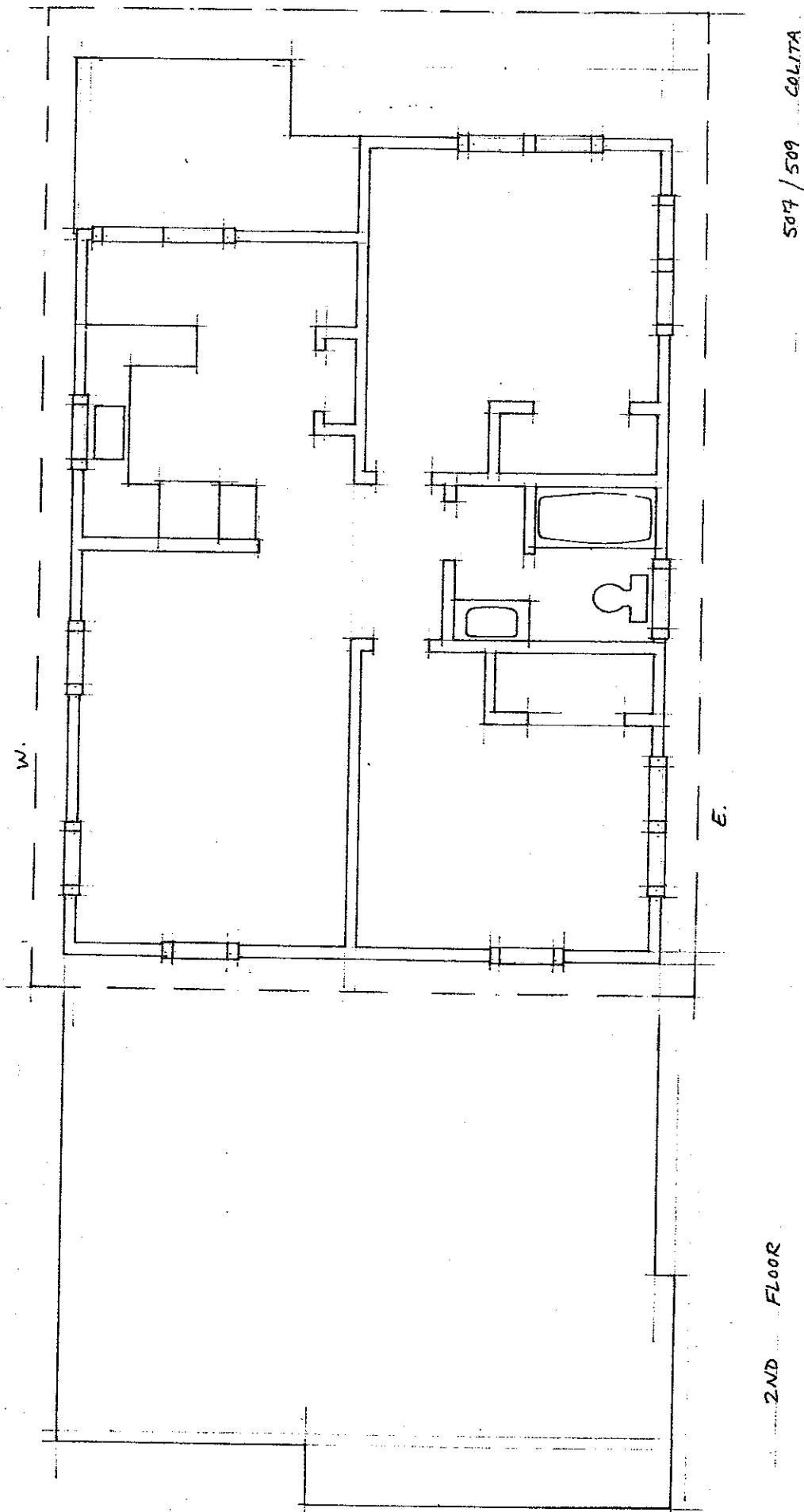
PARKING FOR 5 CARS  
GRAVEL

FLOOR PLAN OVERLAY

507 / 509 COLITA

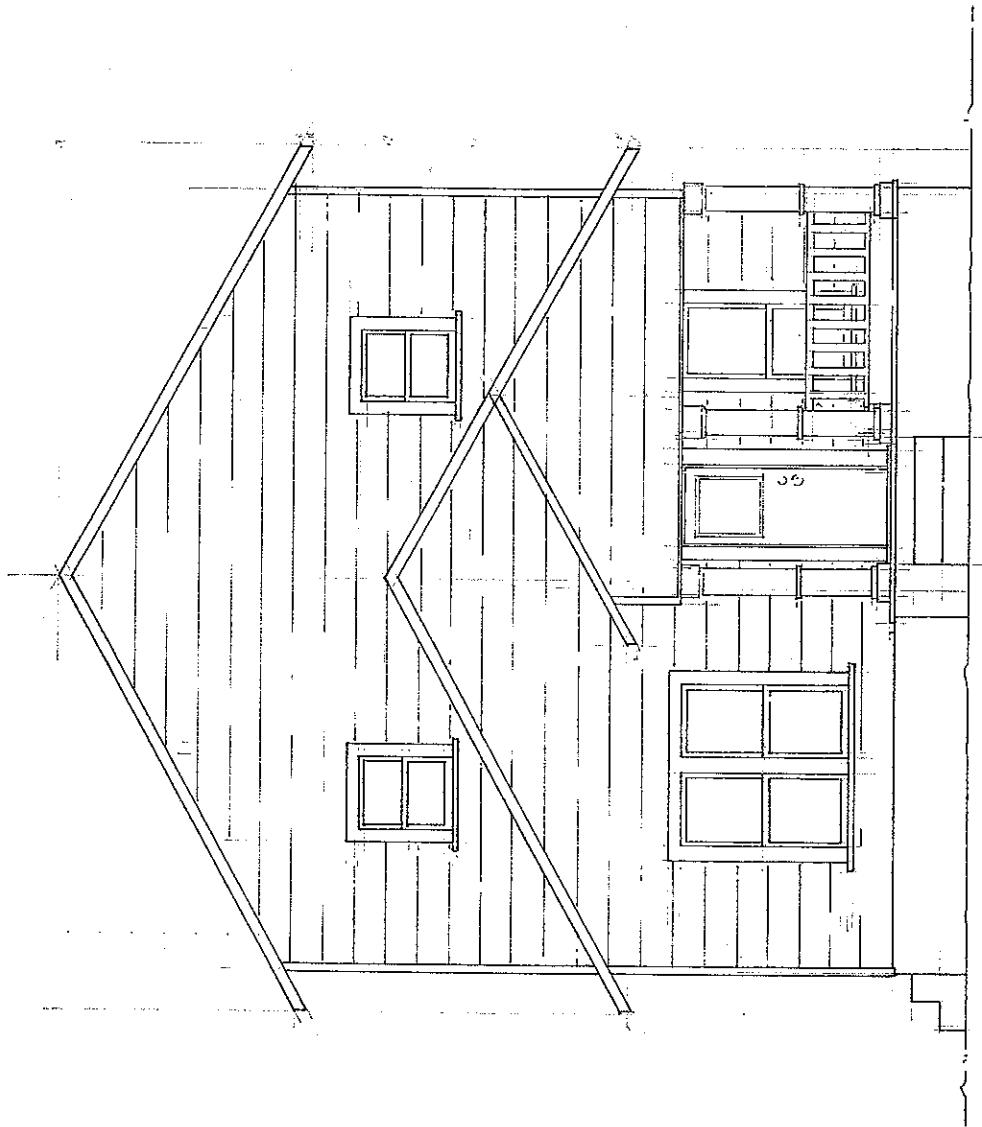






2ND FLOOR

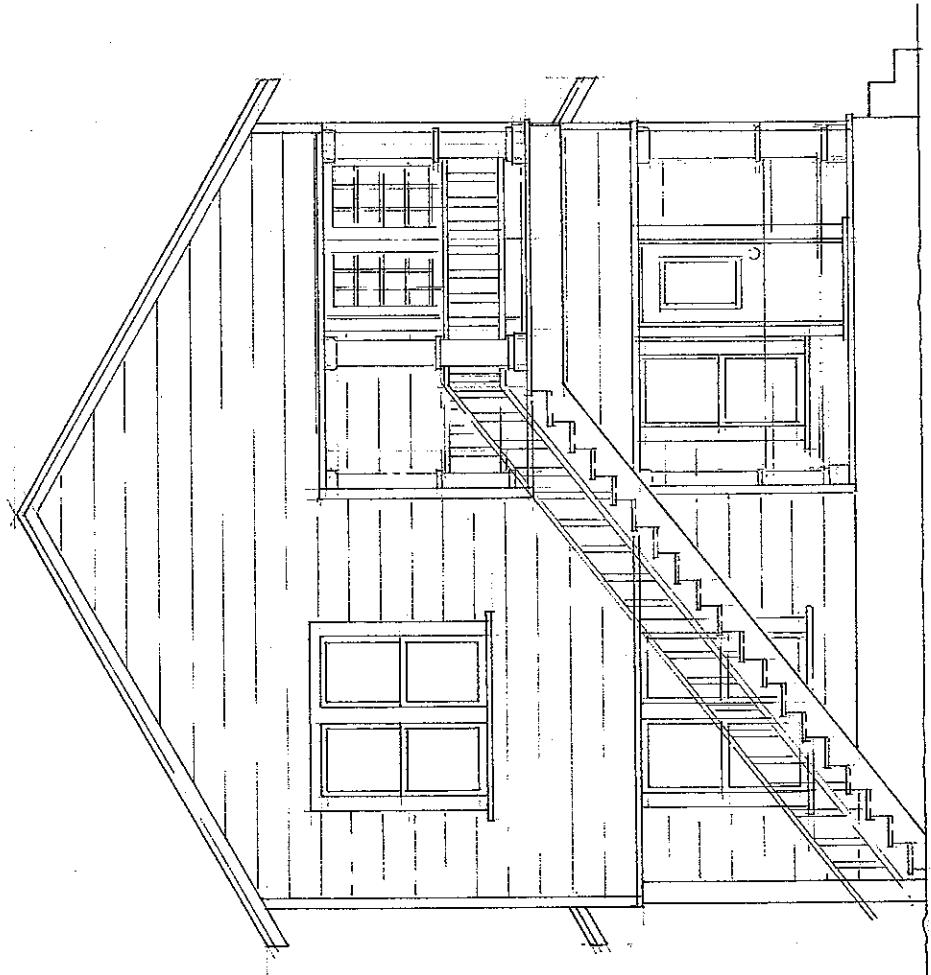
507 / 509 COLITA



SOT/509 CORTA

SOUTH

SCALE 1/4 = 1'



NORTH

507 / 509 COLITA

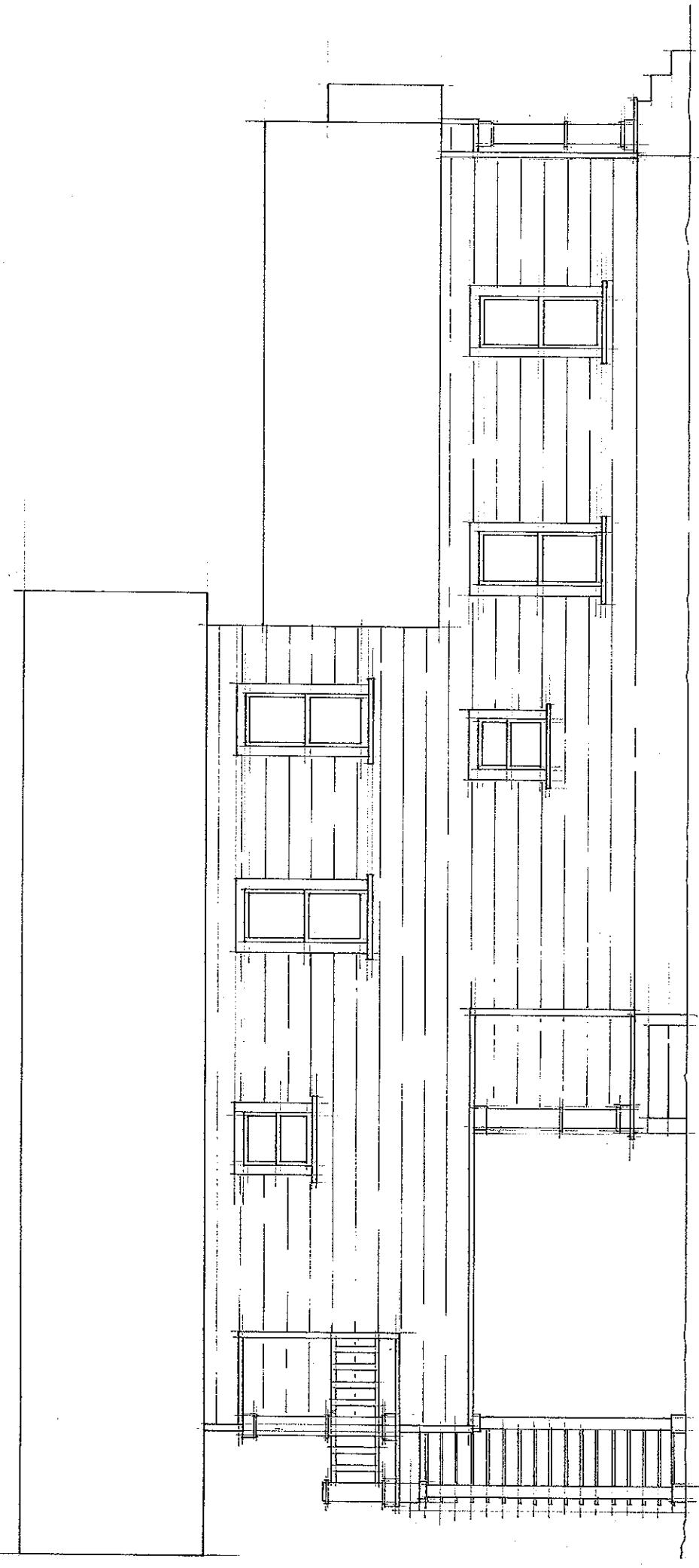


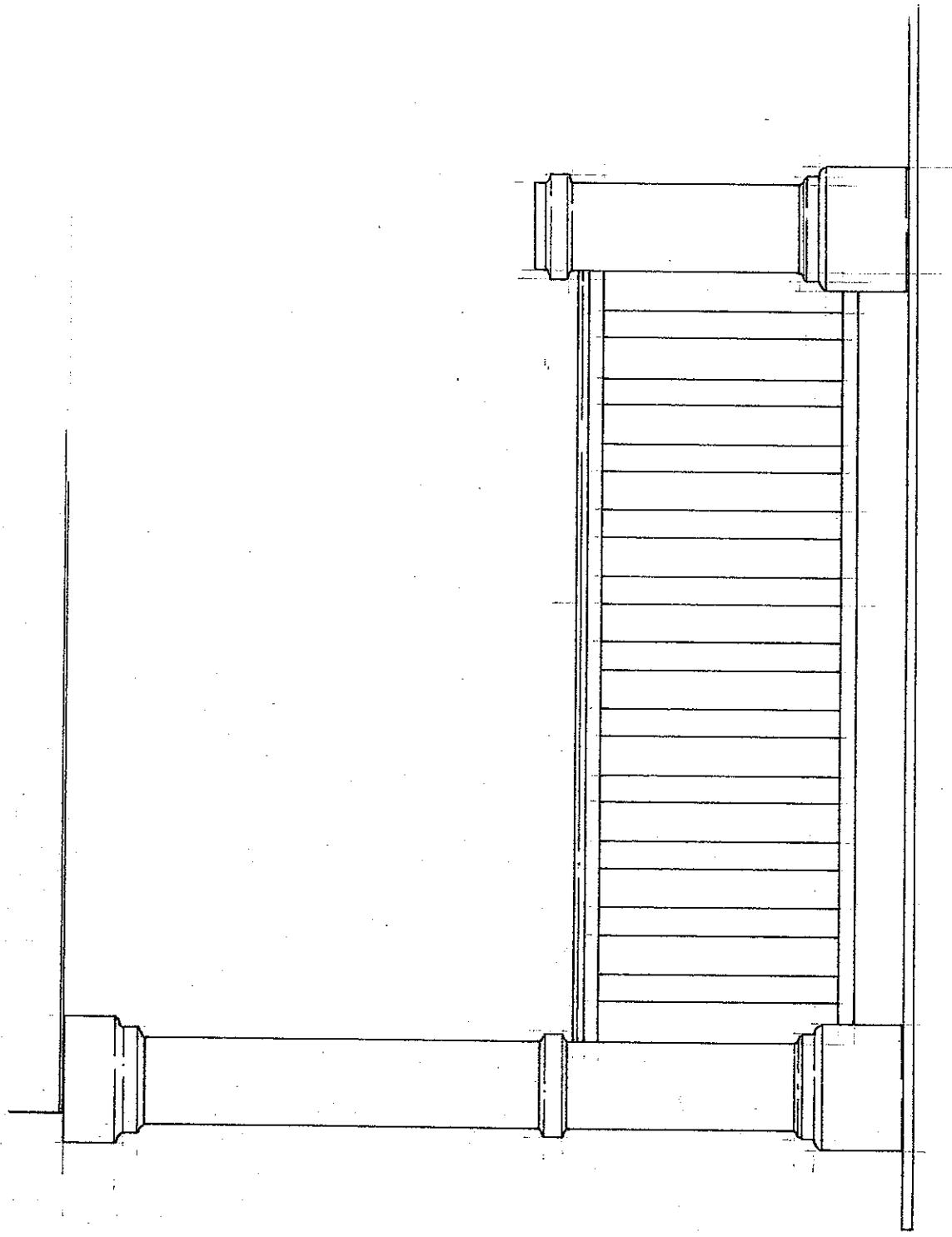
507 / 509 COLITA

EAST

WEST

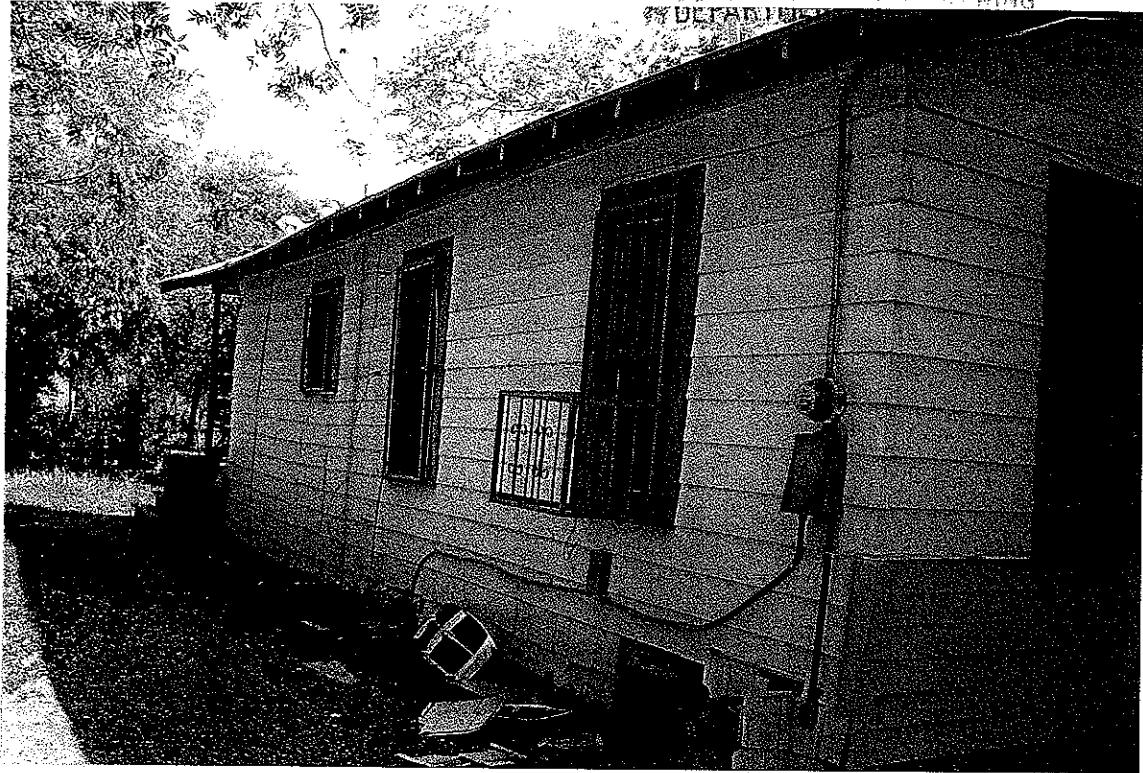
SE05/TA  
2017/09

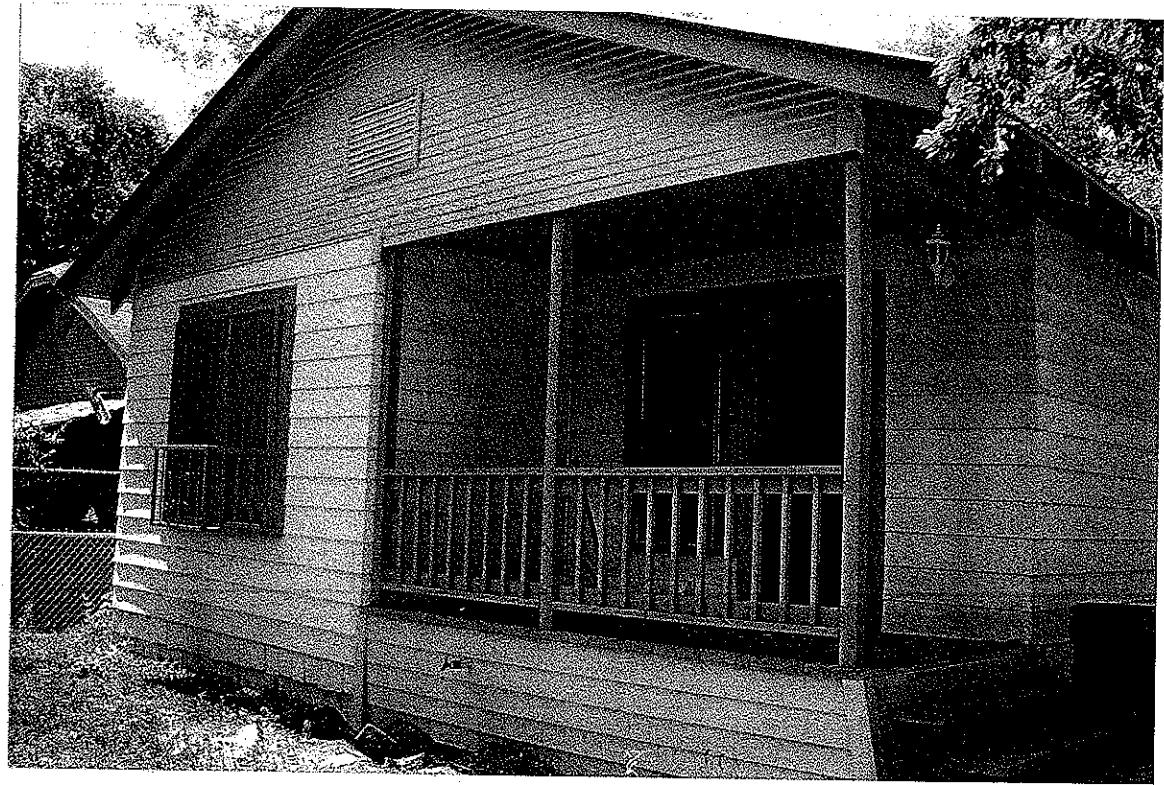
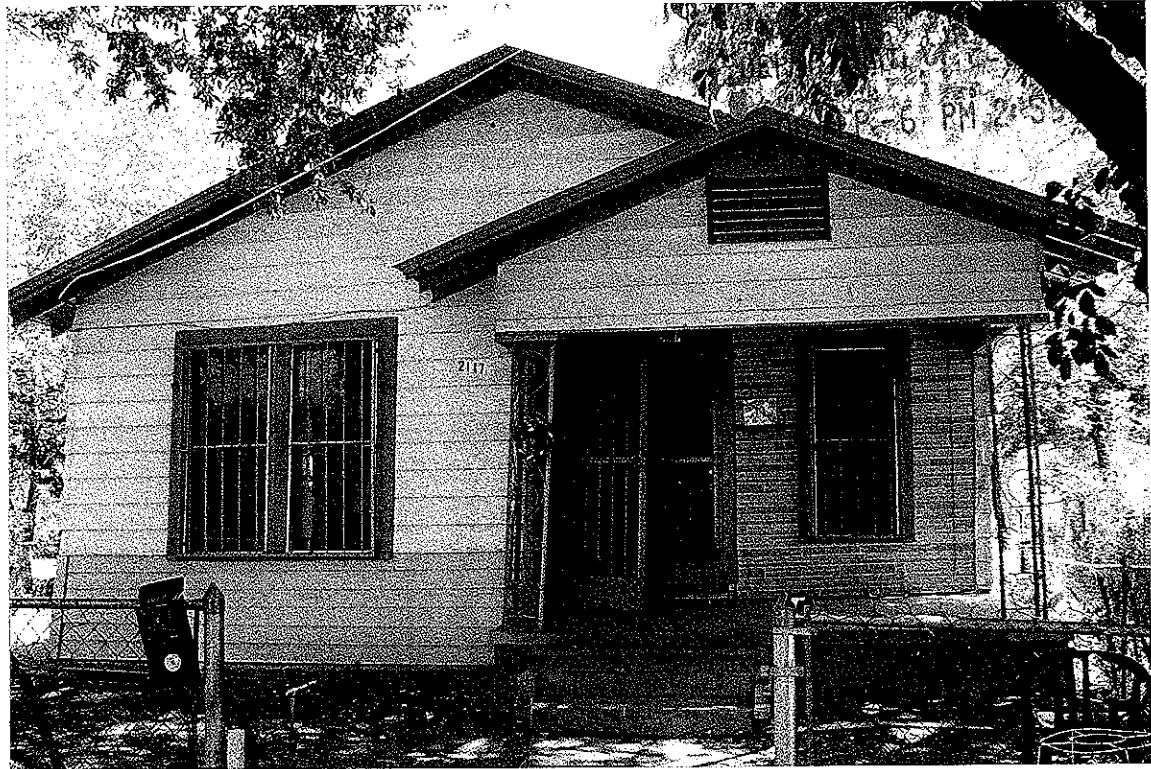




SCALE 1" = 1'

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING





# HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 12

**HDRC CASE NO:** 2006-292

**IDENTIFIER:**

**ADDRESS:** 401 Mission Street

**LEGAL DESCRIPTION:** NCB 946 BLK 2 LOT E IRR 111.8 FT OF 19

**ZONING:** "RM-4 H"

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 1

**DISTRICT:** King William Historic District

**LANDMARK:**

**APPLICANT:** Adrianna Guerra

**OWNER:** Same

**TYPE OF WORK:** Exterior Renovations, Painting, Landscaping

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Final Approval to:

- 1) Construct wooden front porch with 2x6" boards
- 2) Landscape as illustrated
- 3) Add heating and air conditioning unit
- 4) Paint with the following colors:
  - a. Siding - Homestead Resort Tea Room Cream (pale yellow)
  - b. Trim - Homestead Resort Tea Room Yellow
  - c. Porch Columns - Chef White
  - d. Door - La Fonda Antique Red
  - e. Accent - Florentine Clay
  - f. Windows - Homestead Resort Pale Olive

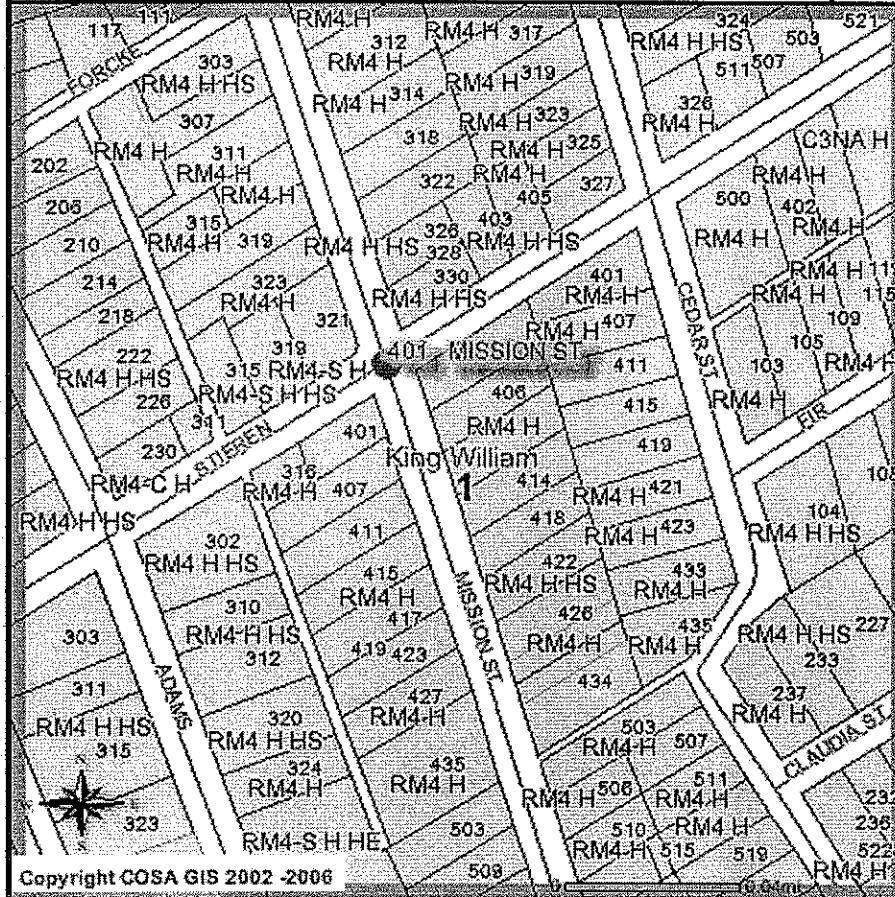
The accompanying exhibits provide additional information.

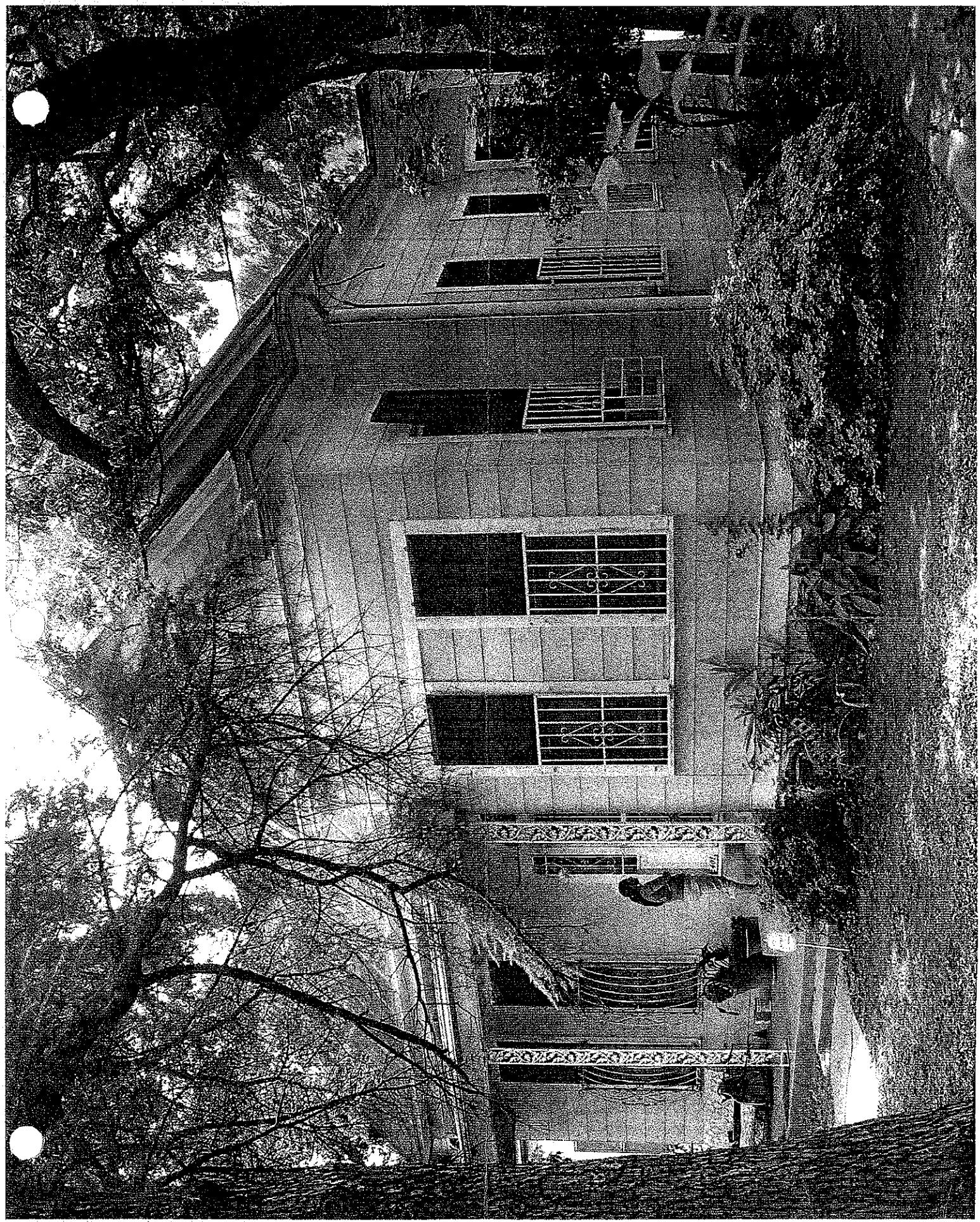
**RECOMMENDATION:**

The staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

**CASE COMMENTS:**

ArcIMS HTML Viewer Map

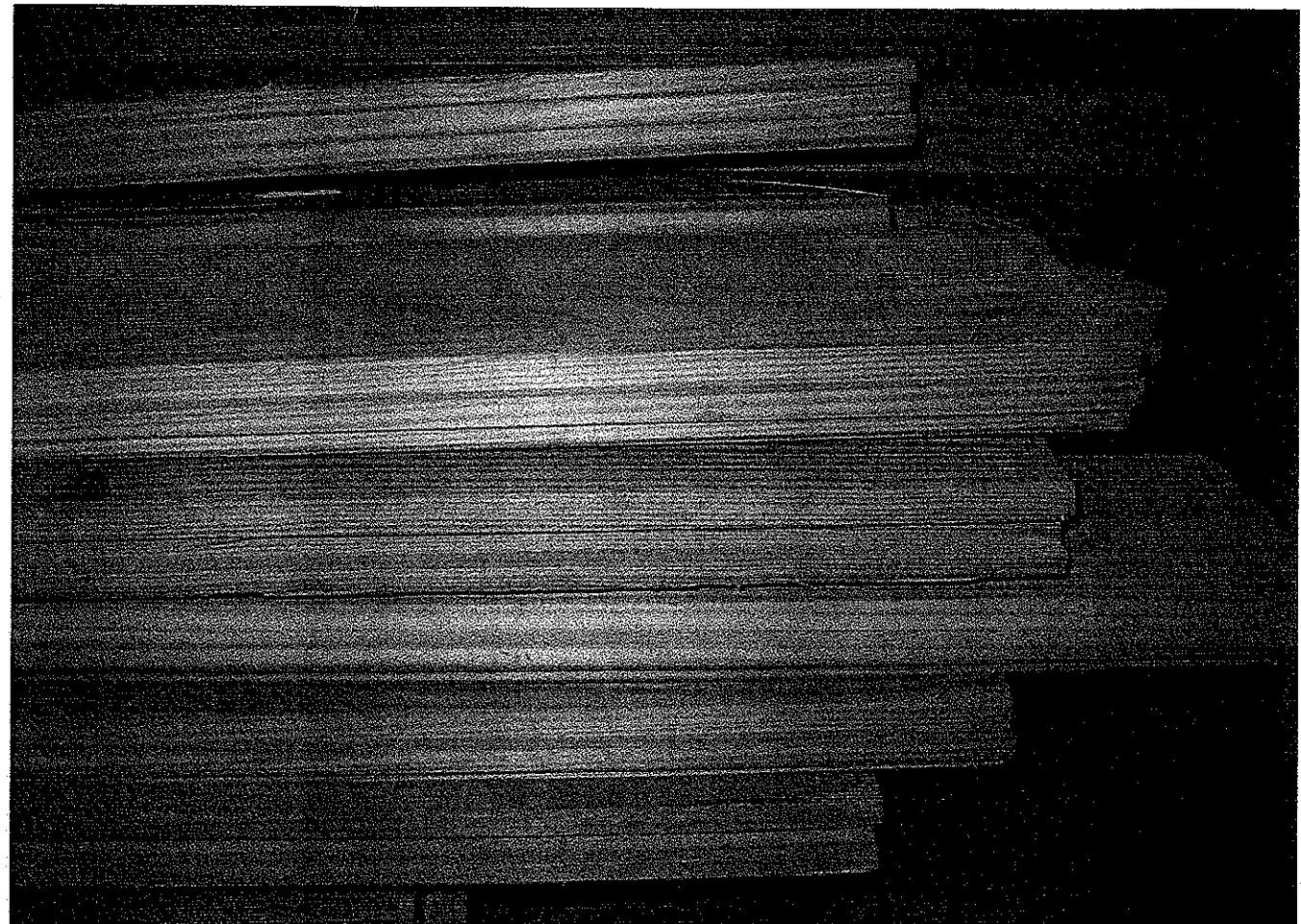




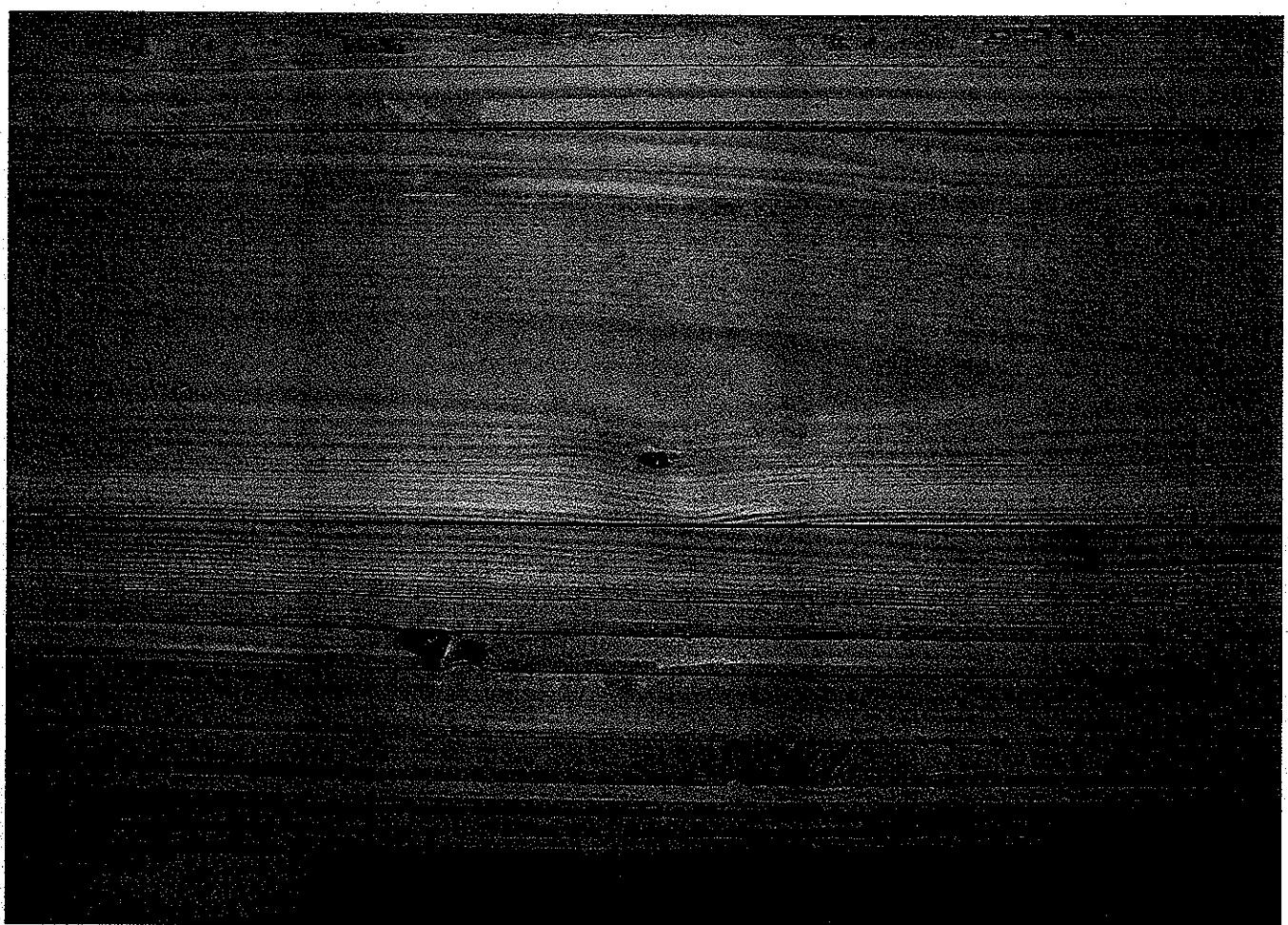
401 Mission

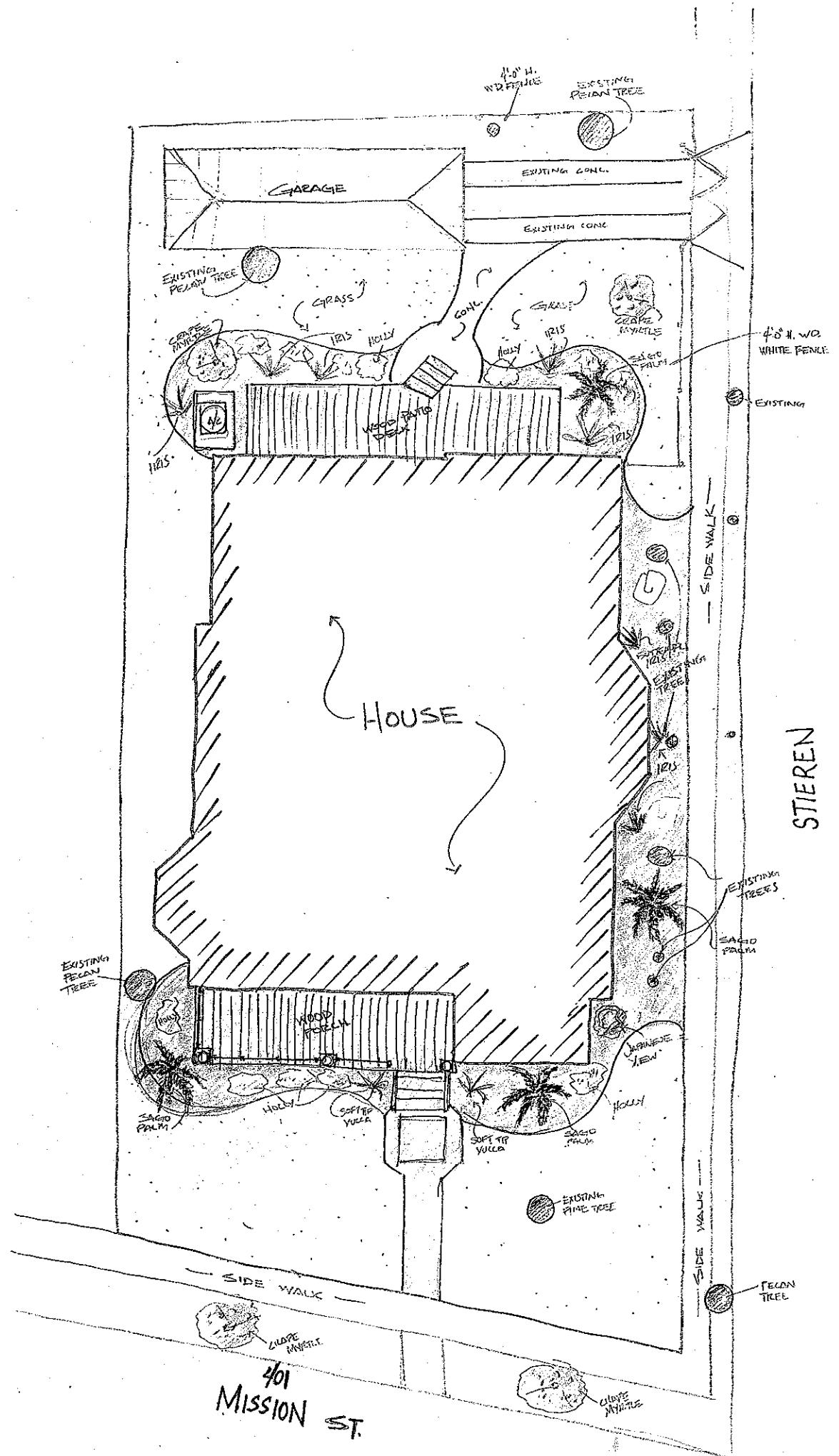
A.

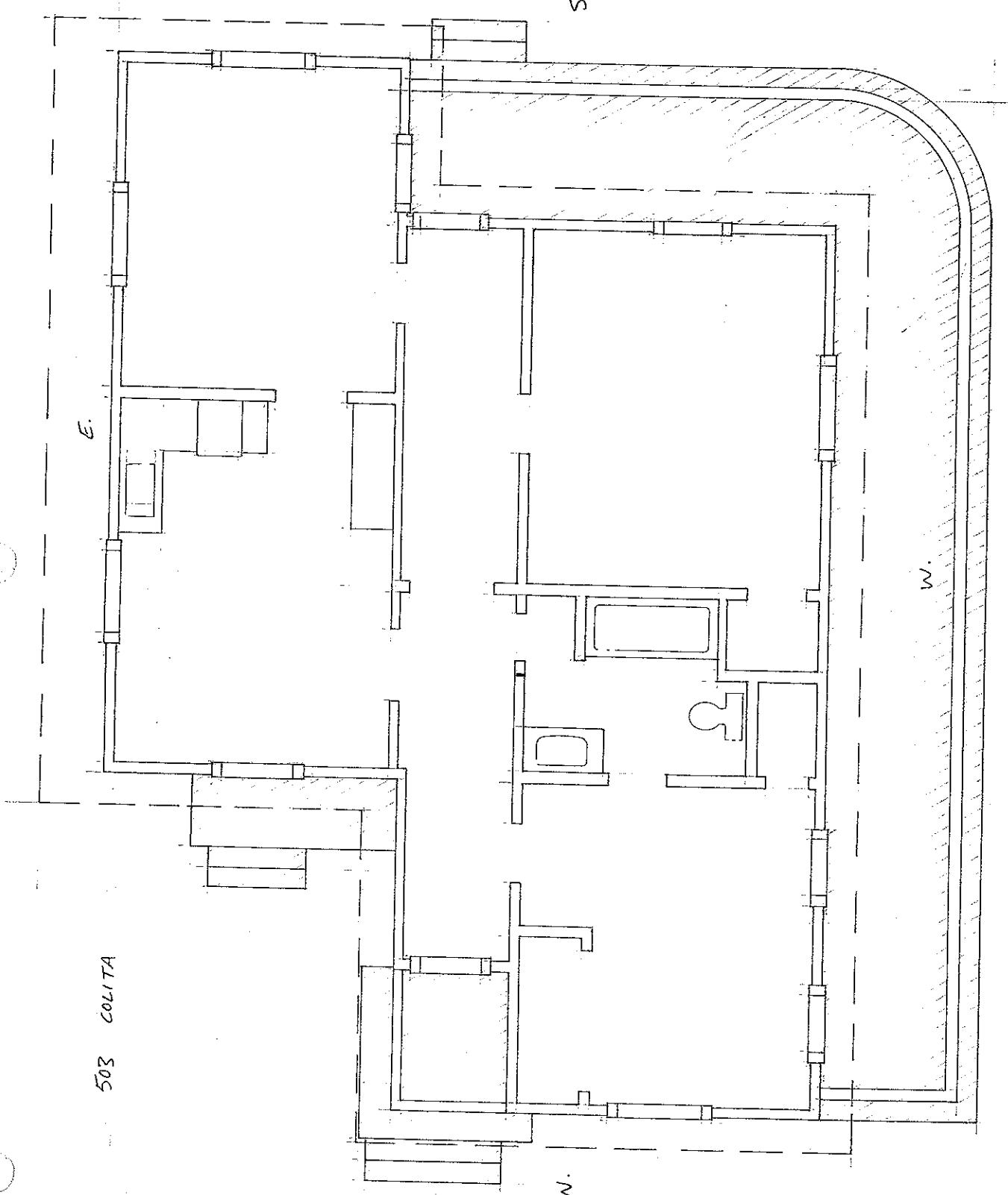
3

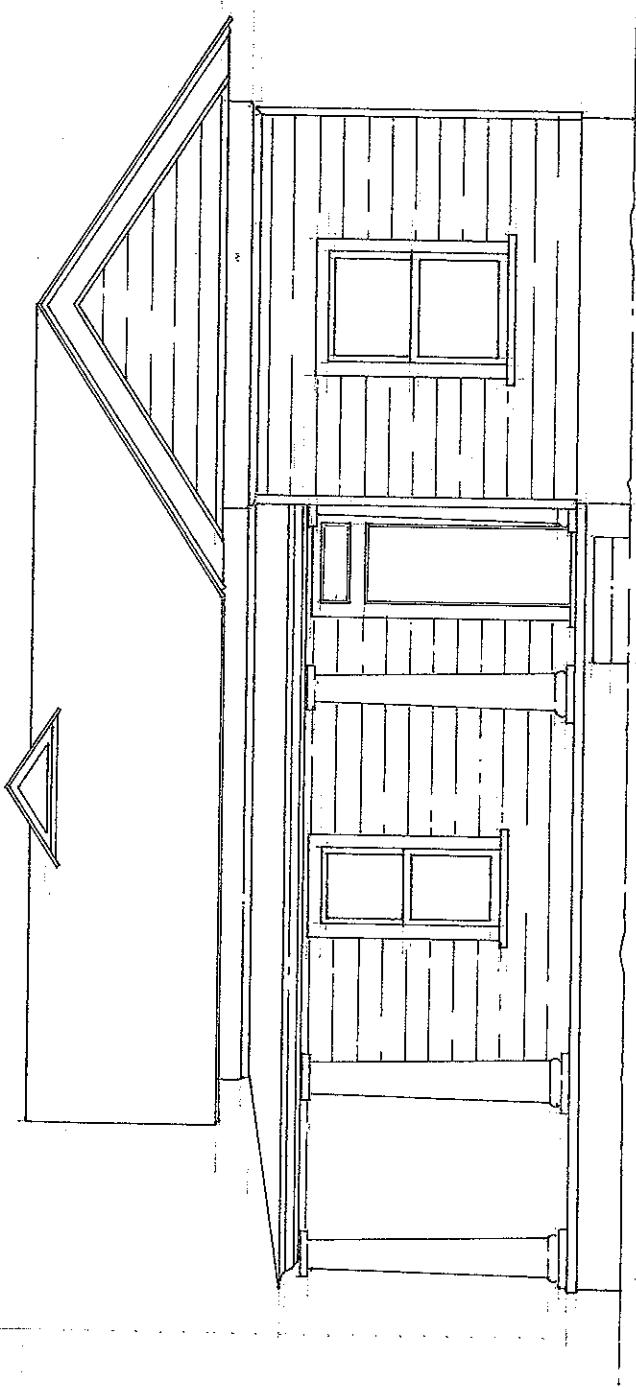


4



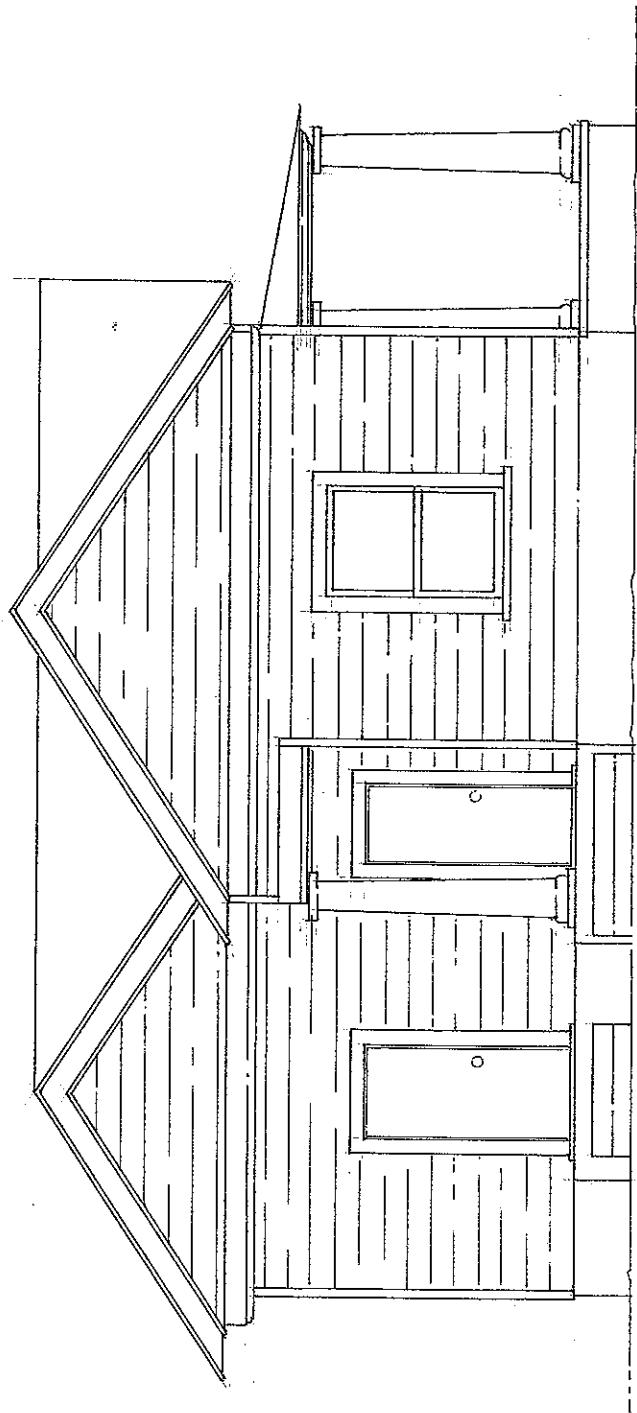






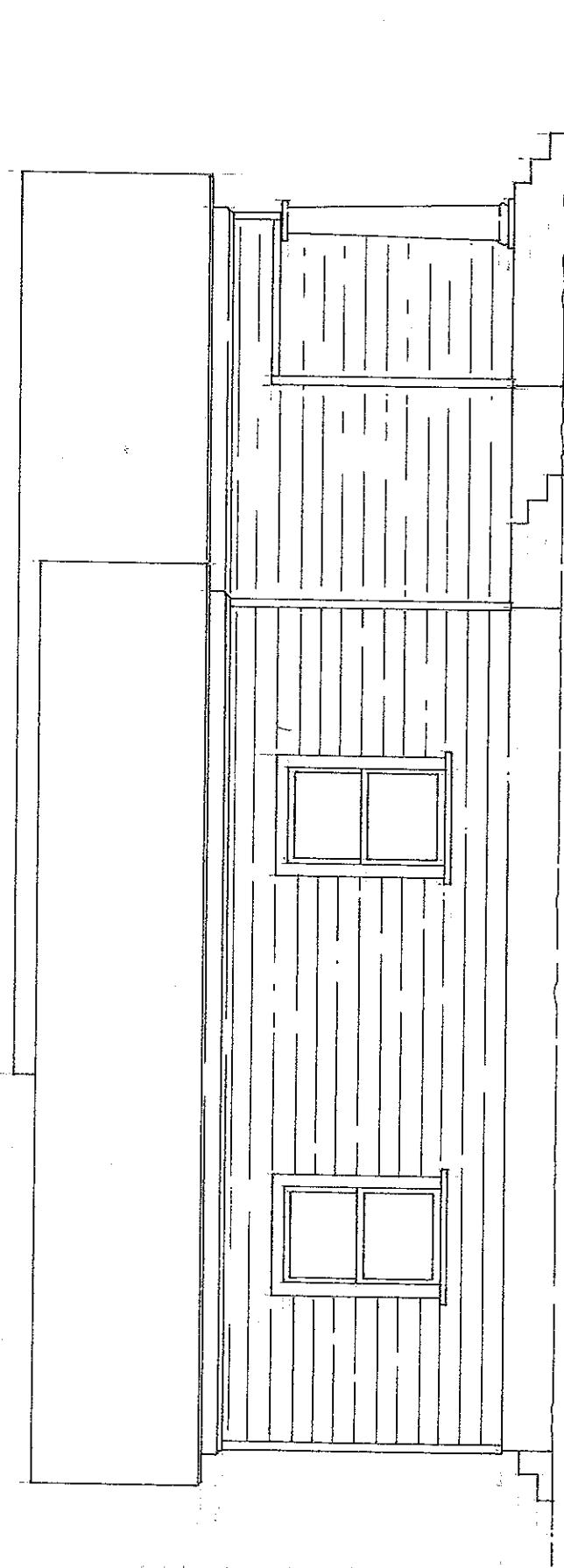
SOUTH  
COLITA

503 COLITA



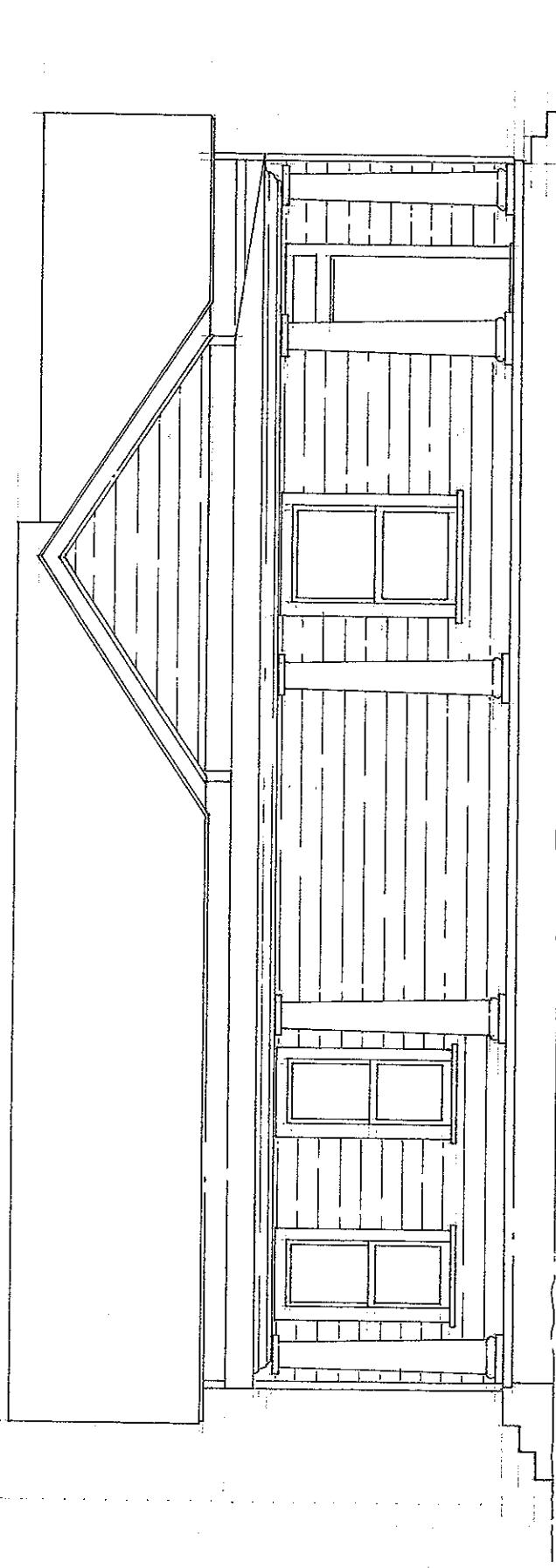
NORTH

503 COLITA



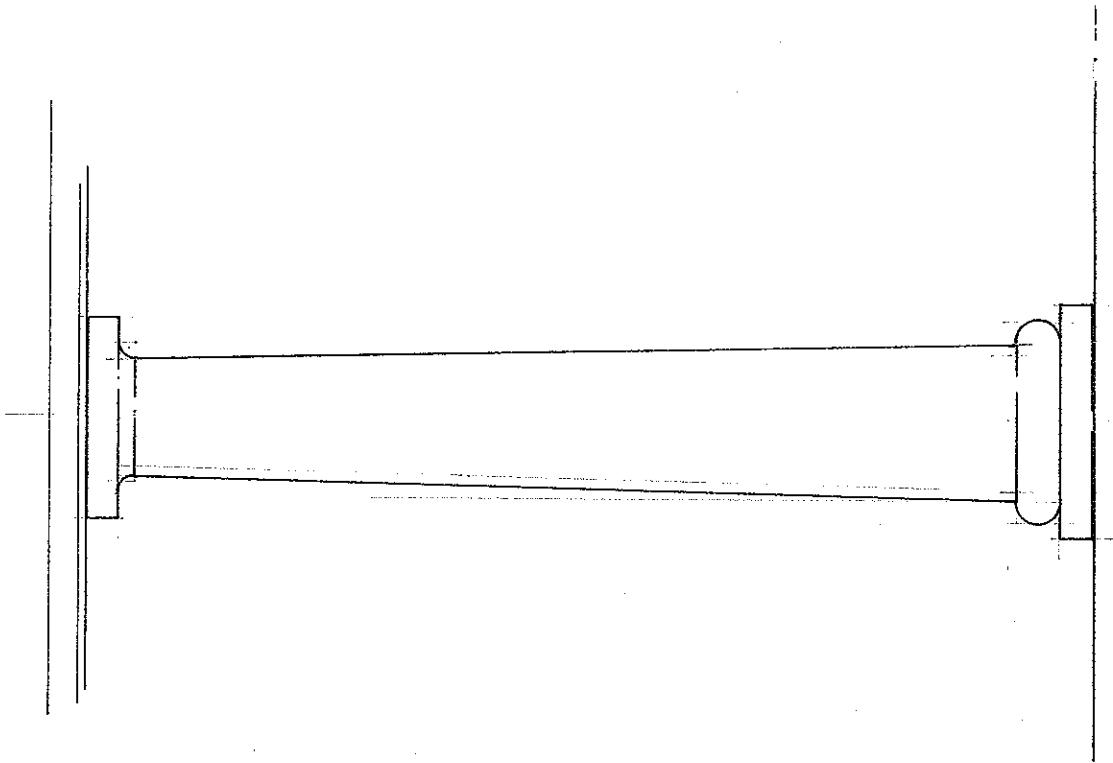
EAST

503 COLITA



WEST

503 COLITA



SCALE 1" = 1'

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 13

**HDRC CASE NO:** 2006-293

**IDENTIFIER:**

**ADDRESS:** 418 West Commerce

**LEGAL DESCRIPTION:** NCB 138 BLK LOT 6 & E 65.95' OF 5, A-10, & E IRR  
39.45' OF W 1/2 OF 11

**ZONING:** D HS Downtown Historic Significance

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 1

**DISTRICT:**

**LANDMARK:** La Feria - Significant

**APPLICANT:** Goodwill Industries of San Antonio - Connie Marshall

**OWNER:** Same

**TYPE OF WORK:** Placement of Exterior Accessories

**REQUEST:**

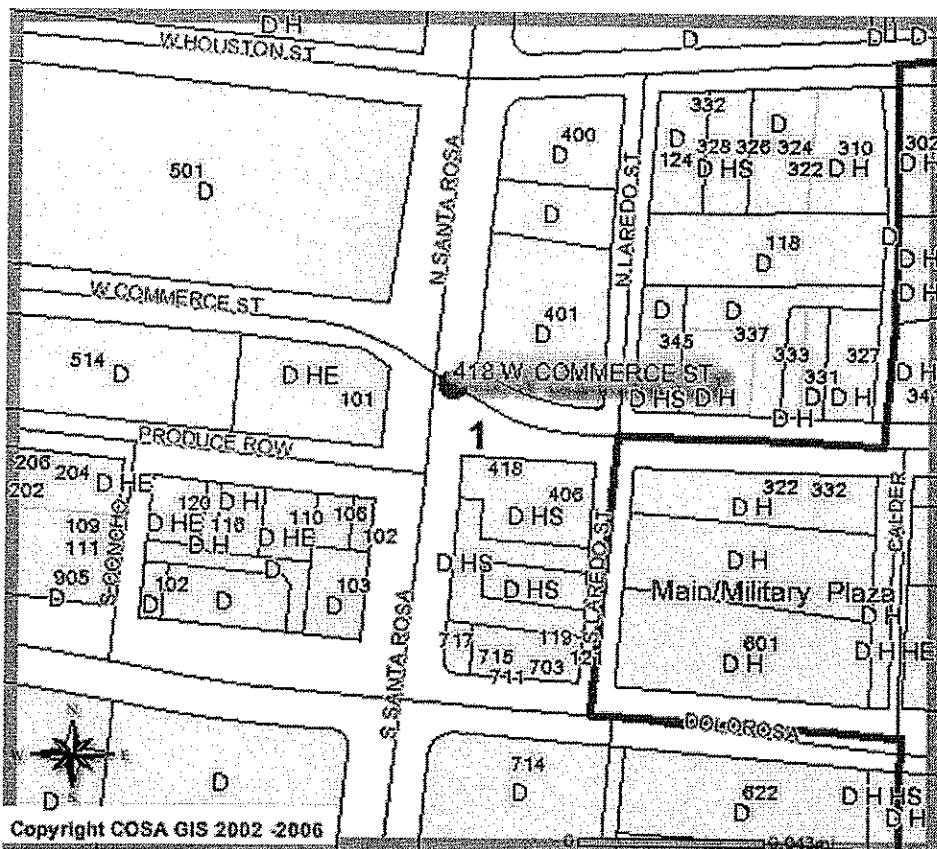
The applicant is requesting a Certificate of Appropriateness for Final Approval to place two benches similar to existing benches along Commerce St. sidewalk for patrons. Benches will be grouped in two.

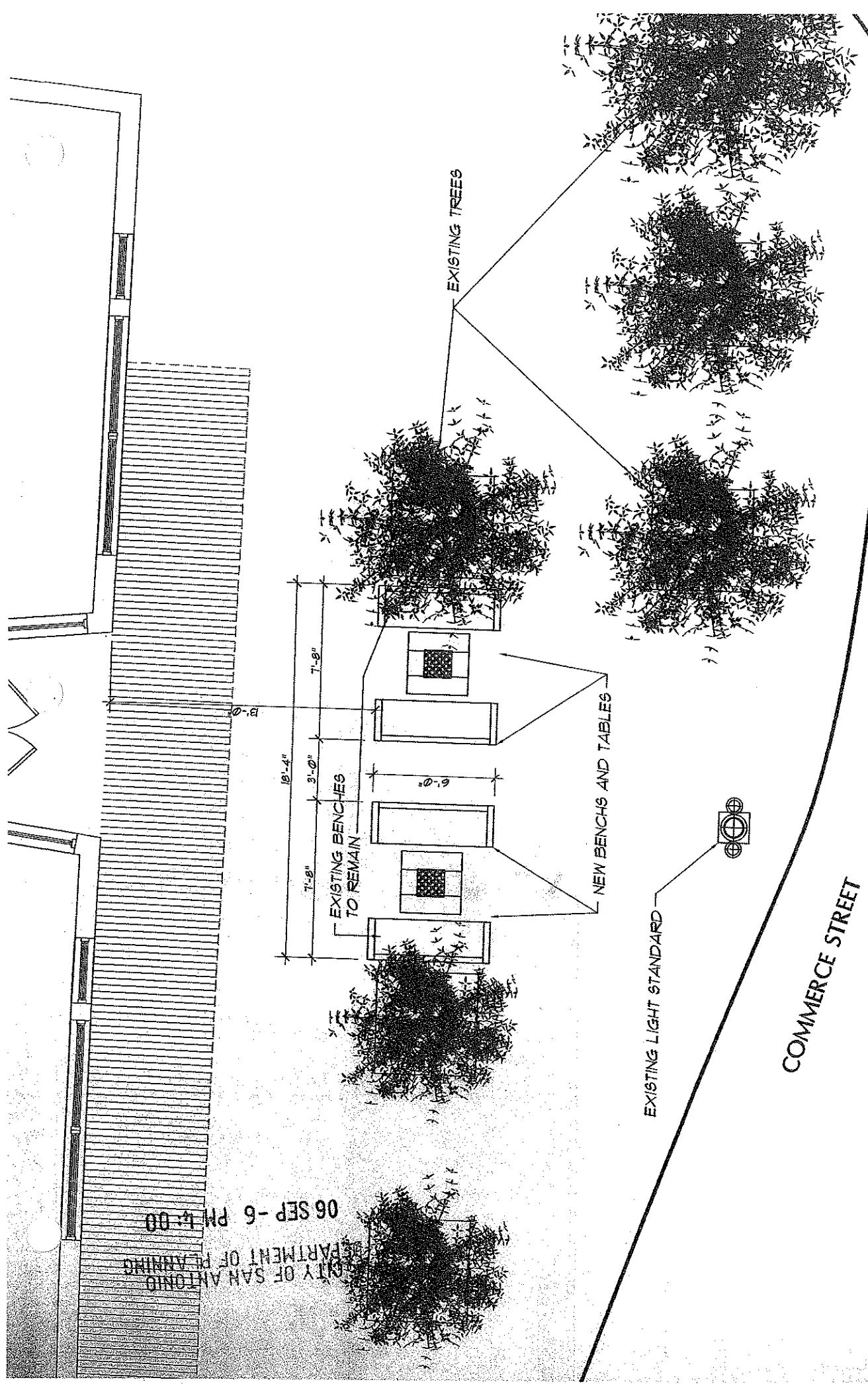
The accompanying exhibits provide additional information.

**RECOMMENDATION:**

The staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

**CASE COMMENTS:**







CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
06 SEP - 6 PM 4:00

Bench

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 14

**HDRC CASE NO:** 2006-294

**IDENTIFIER:**

**ADDRESS:** 510 Furr

**LEGAL DESCRIPTION:** NCB 7011 BLK LOT E 10 FT OF 15 & W 40 FT OF 16

**ZONING:** "R-6 H" Single Family Residential Historic District

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 7

**DISTRICT:** Monticello Park Historic District

**LANDMARK:**

**APPLICANT:** Elifa Rodriguez

**OWNER:** Same

**TYPE OF WORK:** Painting, Exterior Renovations

### **REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1) Paint with the following colors:

- a) Body - Steel grey
- b) Window & door trim - Black
- c) Doors - Heirloom Red

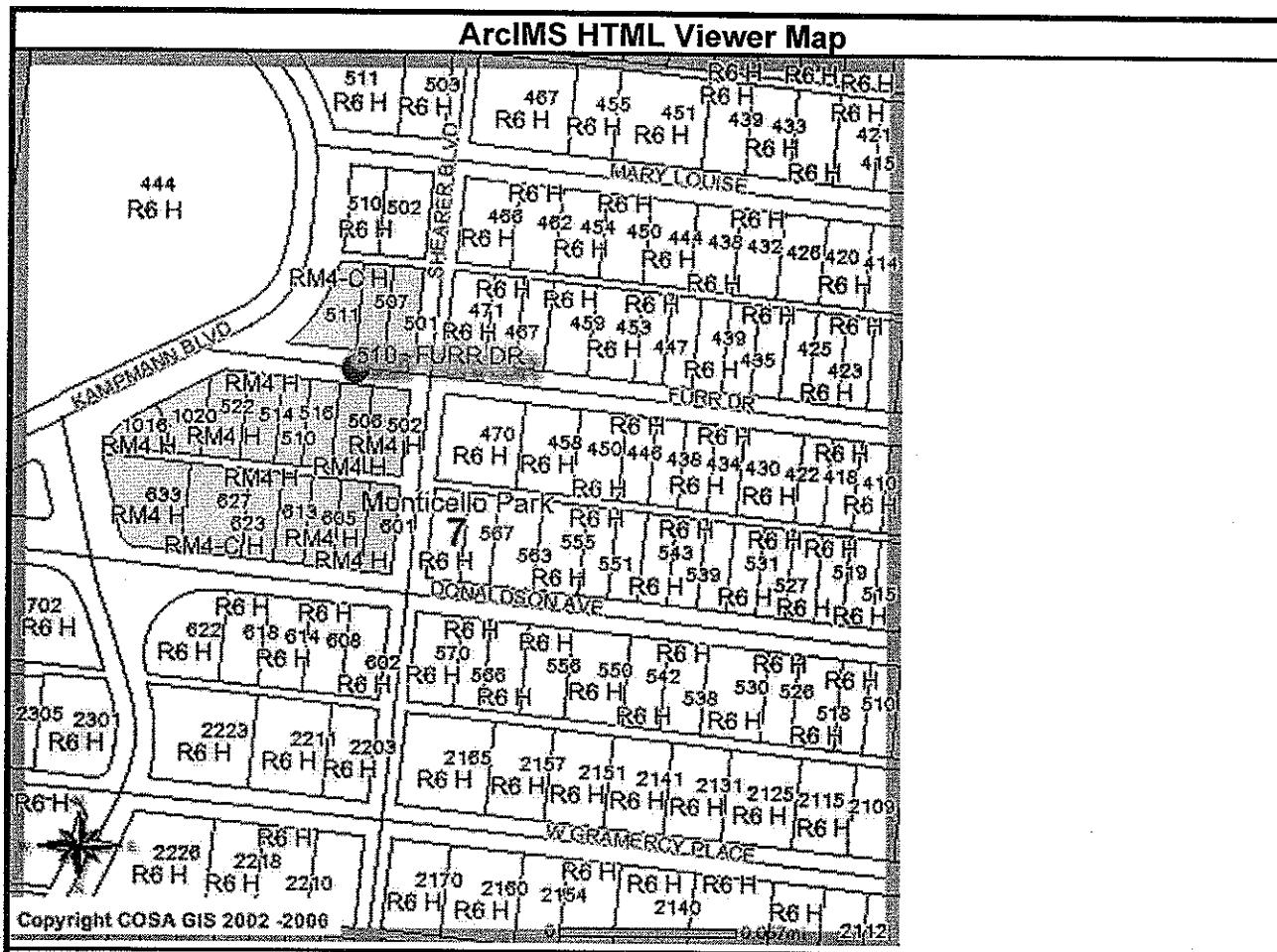
2) Install gutters

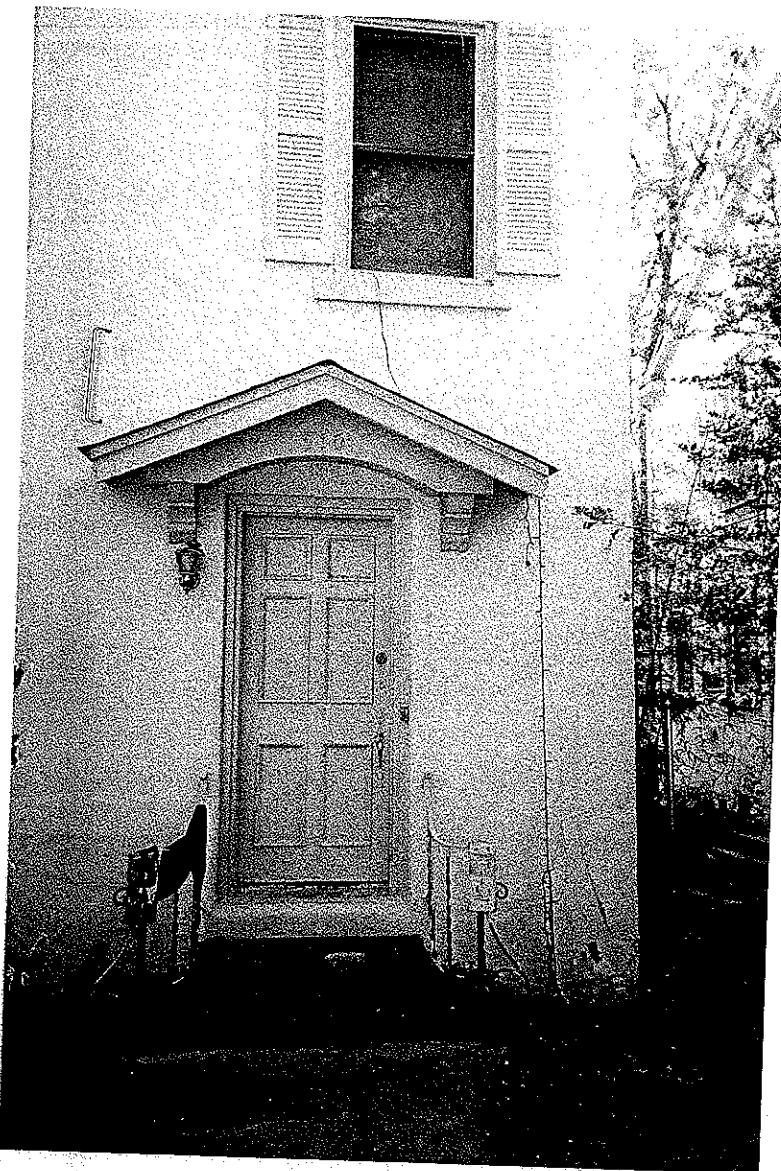
The accompanying exhibits provide additional information.

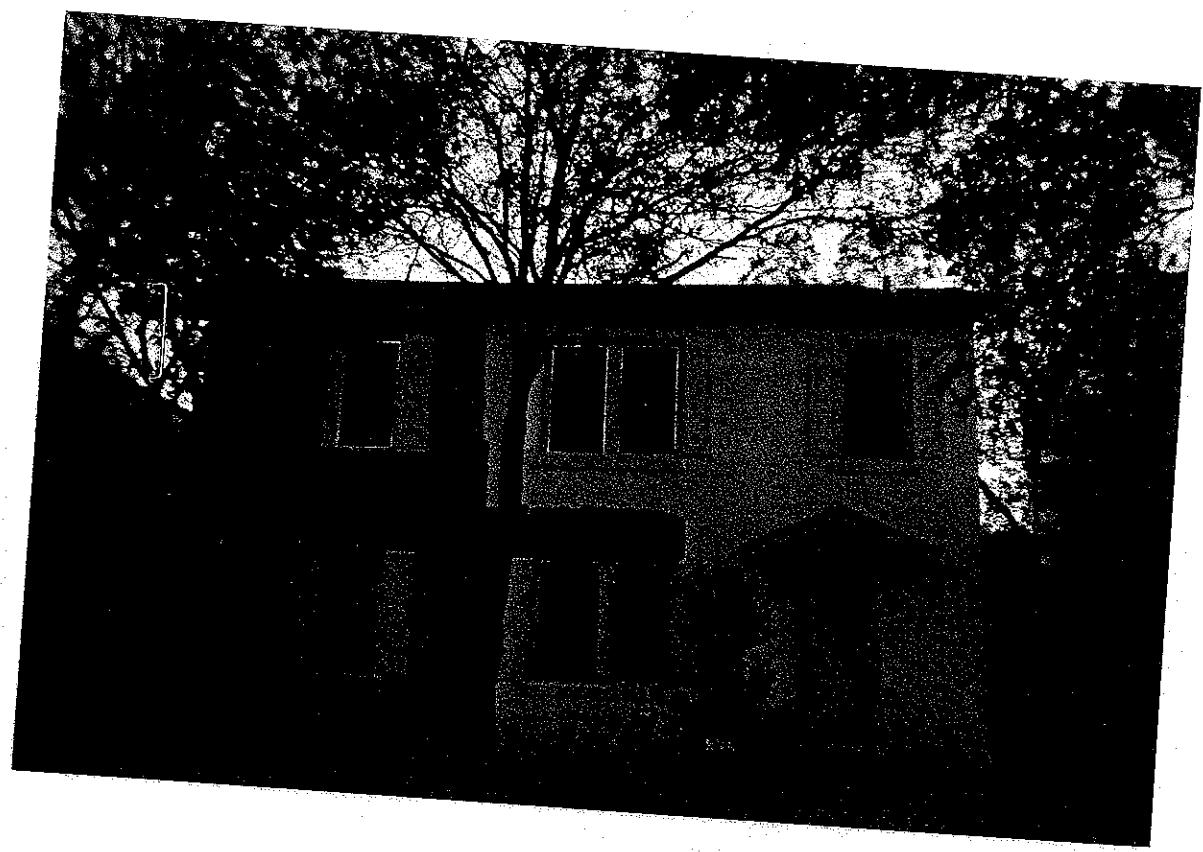
### **RECOMMENDATION:**

The staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

### **CASE COMMENTS:**







## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 15

**HDRC CASE NO:** 2006-140B

**IDENTIFIER:**

**ADDRESS:** 710 S. Medina St.

**LEGAL DESCRIPTION:** NCB 271 BLK 96 LOT 13,17,& N 7.6 FT OF 12,& 18,S  
26.34'OF 14 & 16, P-100 ALLEY R.O.W.

**ZONING:** "I-2 HS" Heavy Industrial, Historic Significant

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 5

**DISTRICT:**

**LANDMARK:** J C Dielmann Building

**APPLICANT:** Milmo Investments

**OWNER:** Same

**TYPE OF WORK:** Exterior Renovations - Carport

### **REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Final Approval to construct a new 9 ft. high by 20 ft. deep steel and canvas carport with 20 spaces to be located at a 90 degree angle along the side and rear property line.

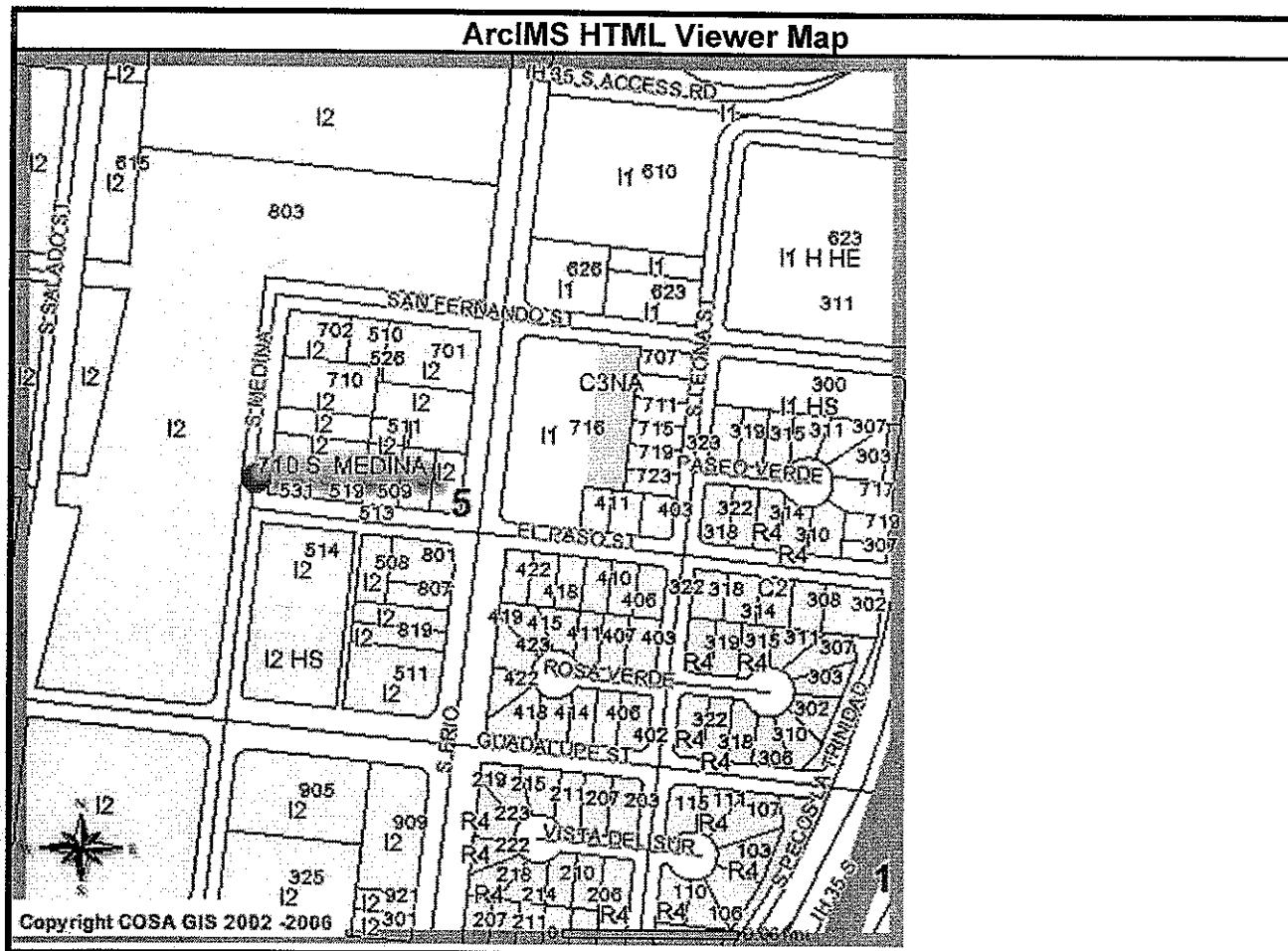
The accompanying exhibits provide additional information.

### **RECOMMENDATION:**

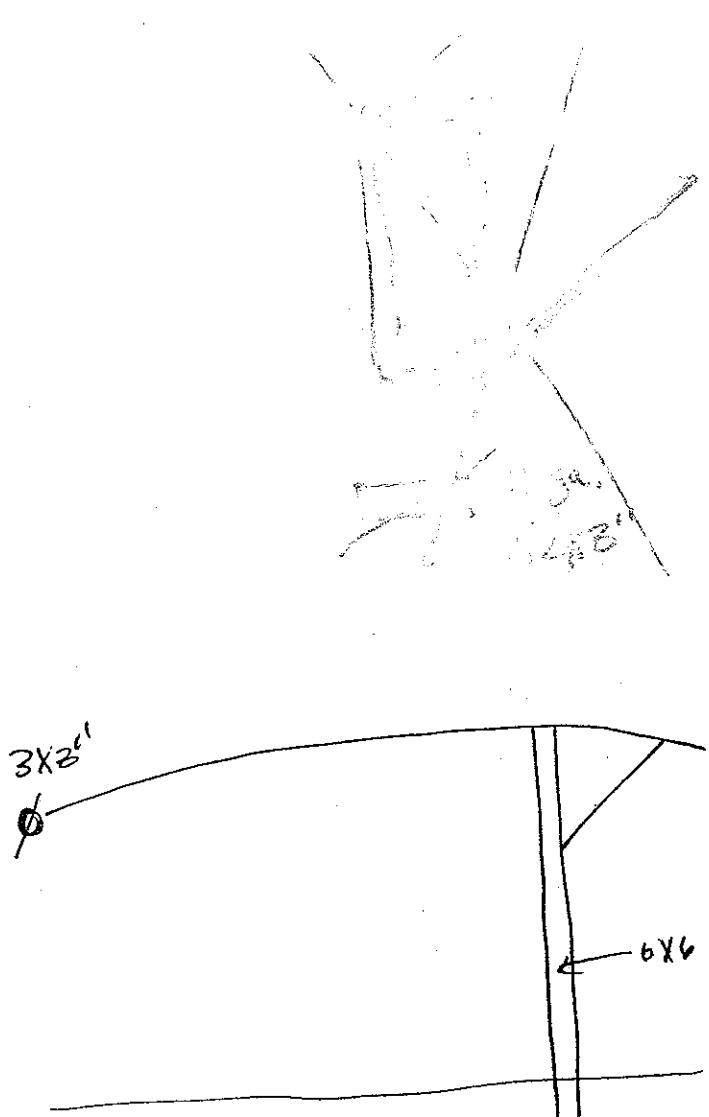
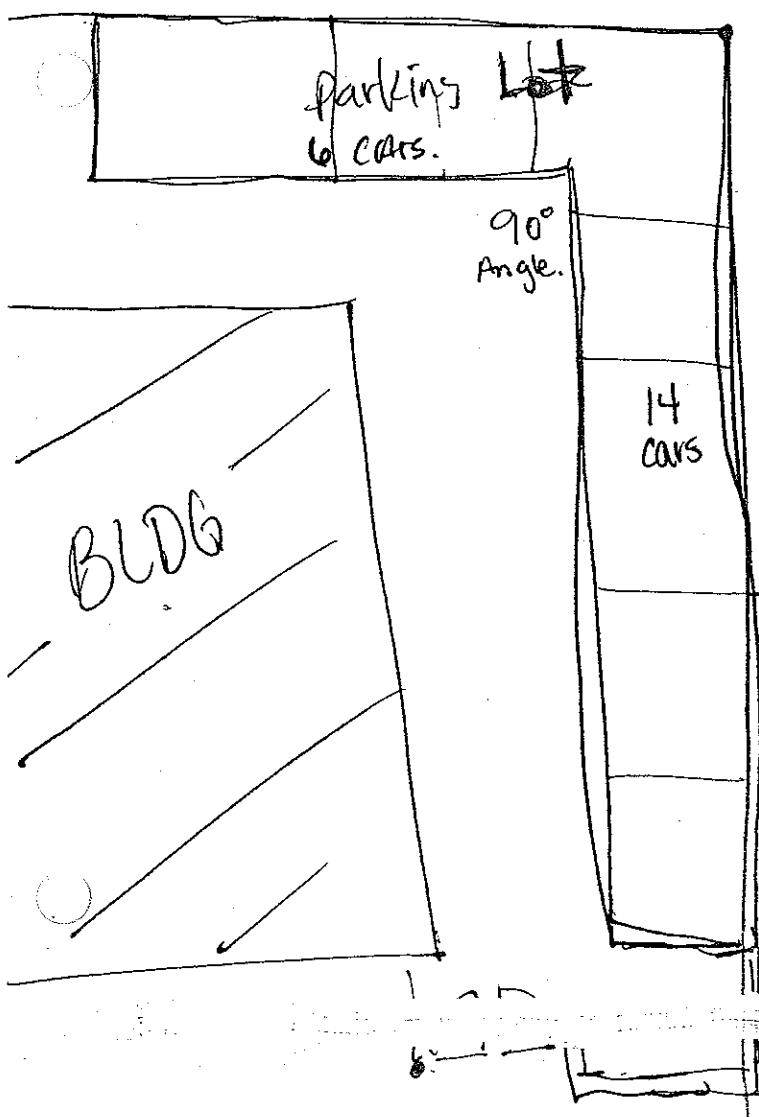
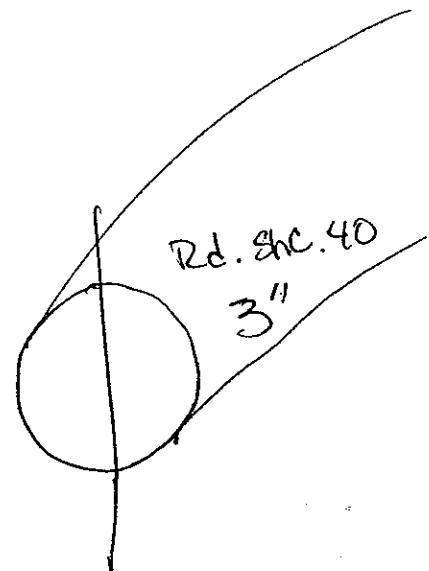
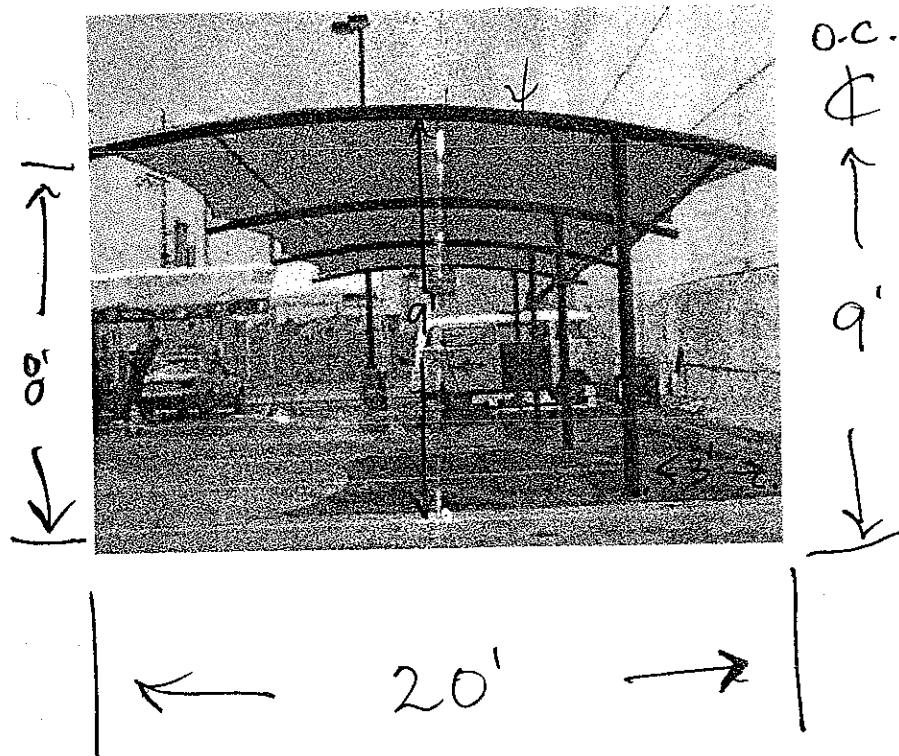
The staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

### **CASE COMMENTS:**

Renovation of the main building was approved May 17, 2006.



J.C. Diekmann Milmo - Medicine  
BLDG



7/11/2006

J.C. Dielmann  
Proposed Carport.

< >



BMW

1 2

J.C. Ditchwaum  
Proposed Airport.

CITY OF  
DEPARTMENT

06 AUG 22 AM

TONIO  
LANNIN

8:55



to J. C. Ditchwaum  
Proposed Airport

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 16

**HDRC CASE NO:** 2005-035

**IDENTIFIER:**

**ADDRESS:** 1802 South St. Mary's Street

**LEGAL DESCRIPTION:** NCB 2979, Block 0, Lot 18

**ZONING:** "C-3 NA, HS, NCD-1, RIO-4" Commercial with restricted

**PUBLIC PROPERTY:** alcohol sales, Historic Significant, Neighborhood Conservation District 1, River Improvement Overlay District 4

**COUNCIL DISTRICT:** 1

**DISTRICT:** RIO-4

**LANDMARK:** Pedrotti Bros. Building - Significant

**APPLICANT:** Darryl Ohlenbusch

**OWNER:** Same

**TYPE OF WORK:** Exterior Renovations

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Final Approval to:

- 1) Replace the existing foundation and structural elements at the rear of the building;
- 2) Reclad portions in corrugated galvanized steel;
- 3) Replace existing wood stair with steel.
- 4) Paint other steel elements with Pratt/Lambert #2265 "River Sand" and
- 5) Clear coat exposed wood roof beams and rafters

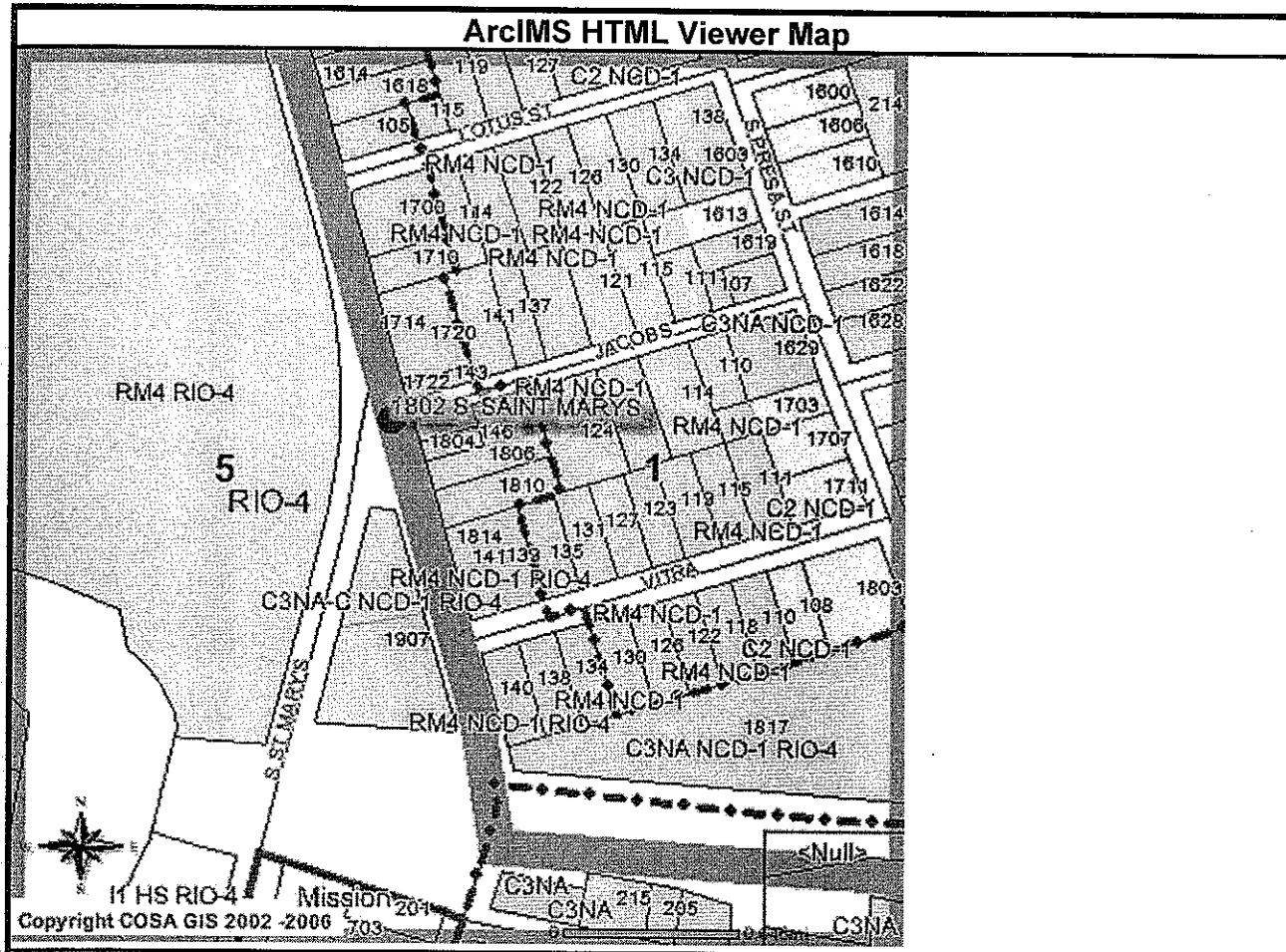
The accompanying exhibits provide additional information.

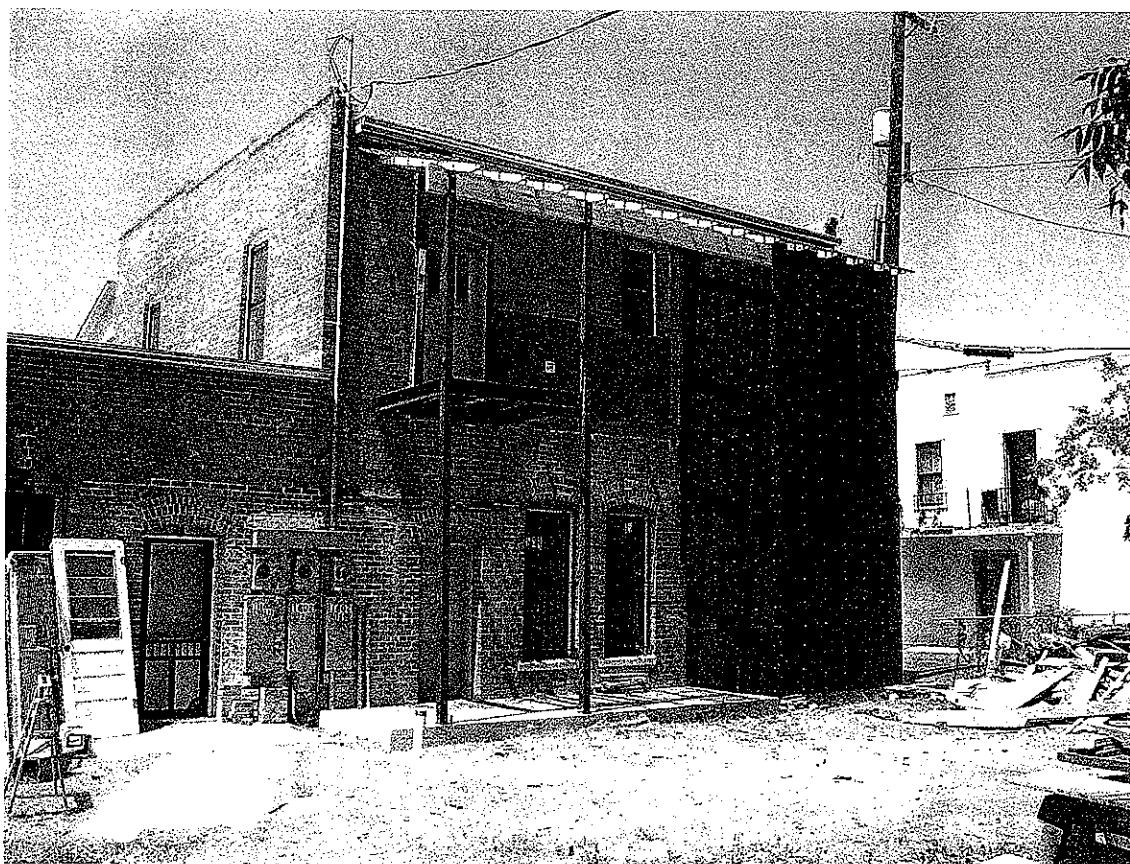
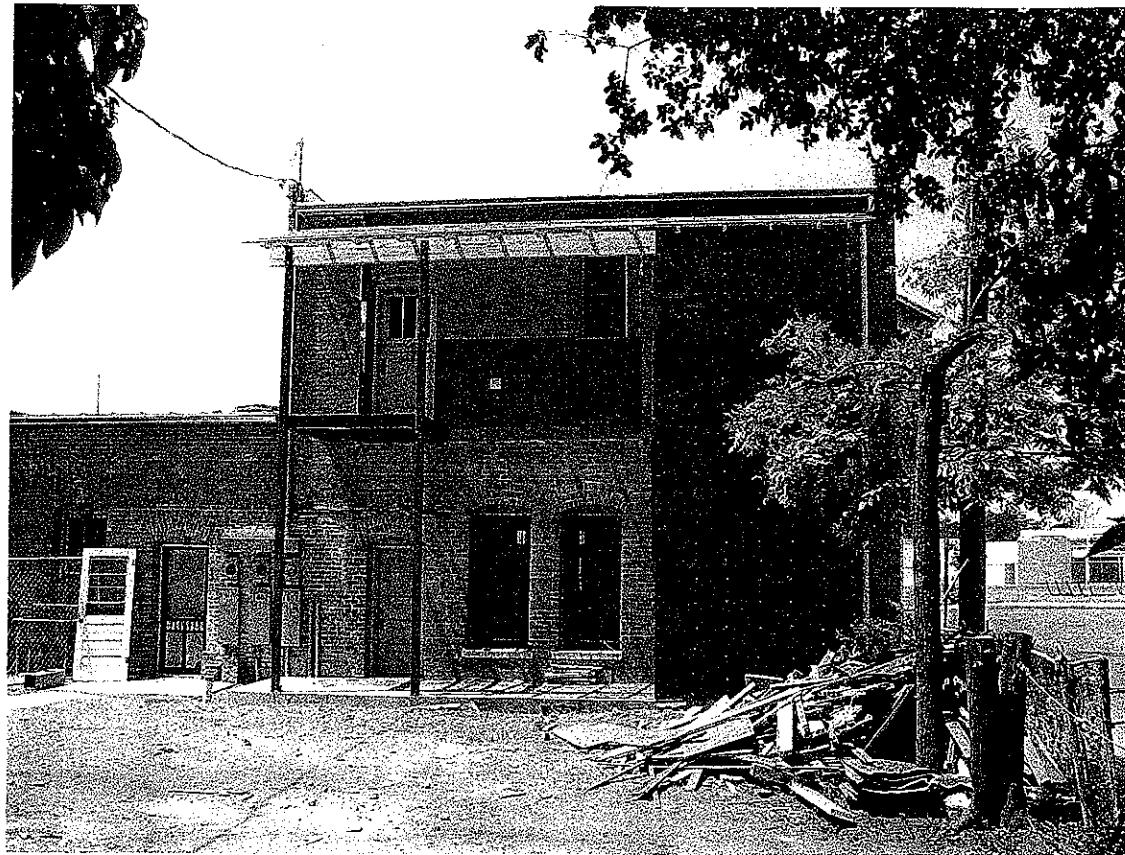
**RECOMMENDATION:**

The staff recommends approval of this request as submitted. The alterations to this building are on the rear of the building (not visible from the street) and retain the basic form and scale of the existing east elevation. The materials and paint colors are appropriate for this site.

**CASE COMMENTS:**

Conceptual approval was granted February 2, 2005

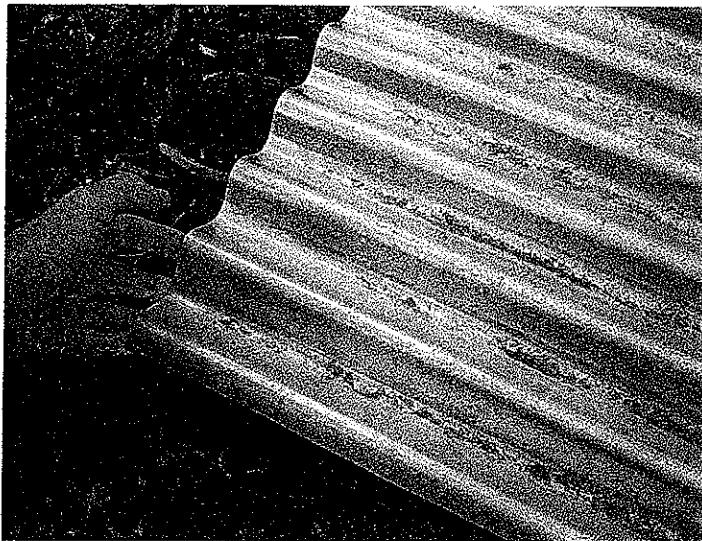




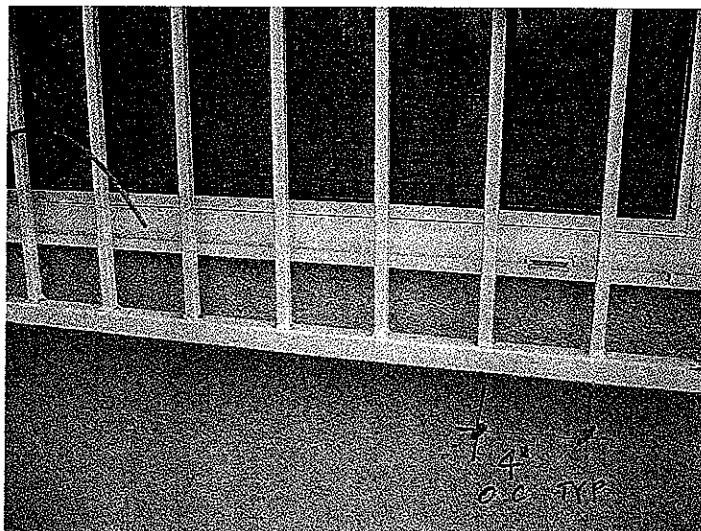
1802 S. ST. MARY'S

STABILIZED REAR PORCH

9/20/06

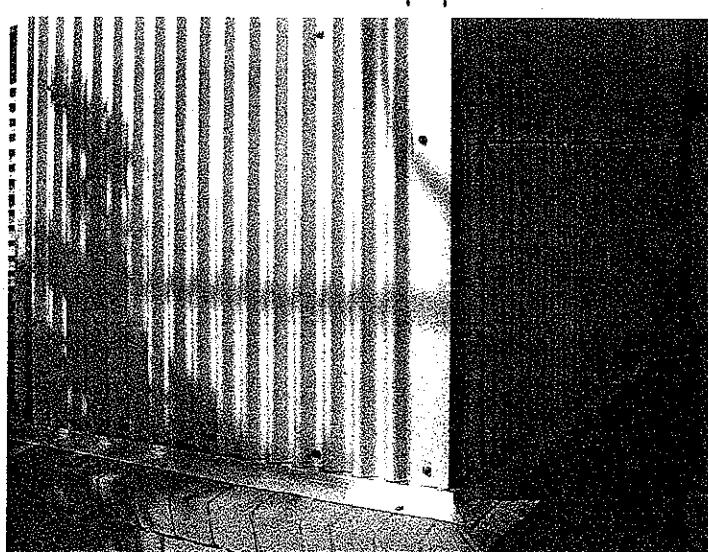


GALVANIZED  
CORRUGATED STEEL SIDING



← 1" X 1" SQUARE STEEL TUBE

TYPICAL GUARD RAIL DETAILS



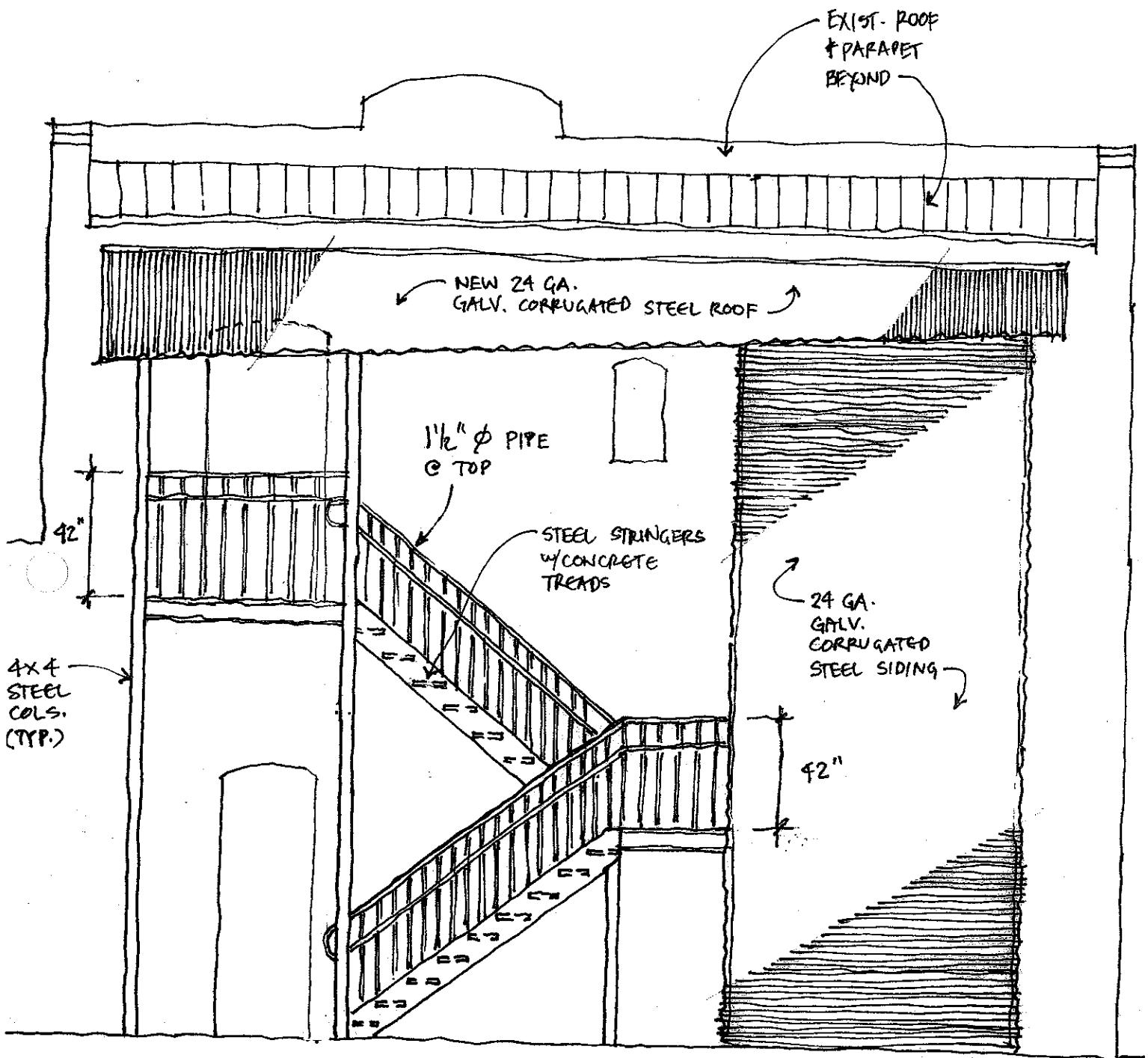
→ EXPOSED TAP SCREW FASTENERS

TYPICAL SIDING DETAILS

1802 S. ST. MARY'S

REAR PORCH FINISHES

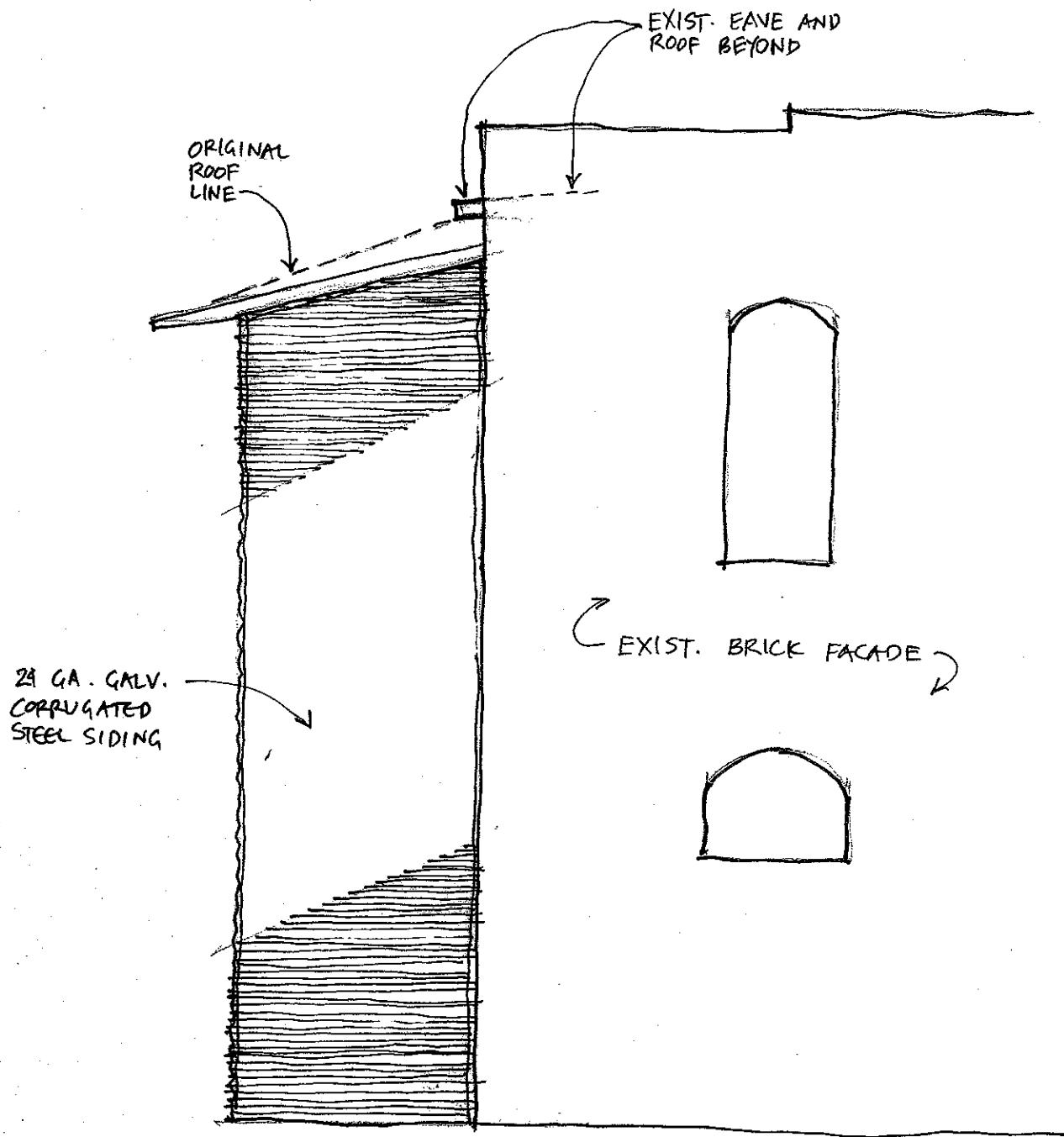
9/20/06



1802 S. ST. MARY'S BACK PORCH (EAST ELEV.)

Sc: 1/4" = 1'-0"

9/20/06



1802 S. ST. MARY'S BACK PORCH (NORTH ELEV.)

sc: 1/4" = 1'-0"

9/20/06

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 17

**HDRC CASE NO:** 2006-295

**IDENTIFIER:**

**ADDRESS:** 2338 West Gramercy Place

**LEGAL DESCRIPTION:** NCB 9075 BLK LOT 7 AND E18 FT OF 6

**ZONING:** R-6 H Residential Historic District

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 7

**DISTRICT:** Monticello Park Historic District

**LANDMARK:**

**APPLICANT:** Stephen & Criste Tonra

**OWNER:** Same

**TYPE OF WORK:** Exterior Renovations - Windows

### **REQUEST:**

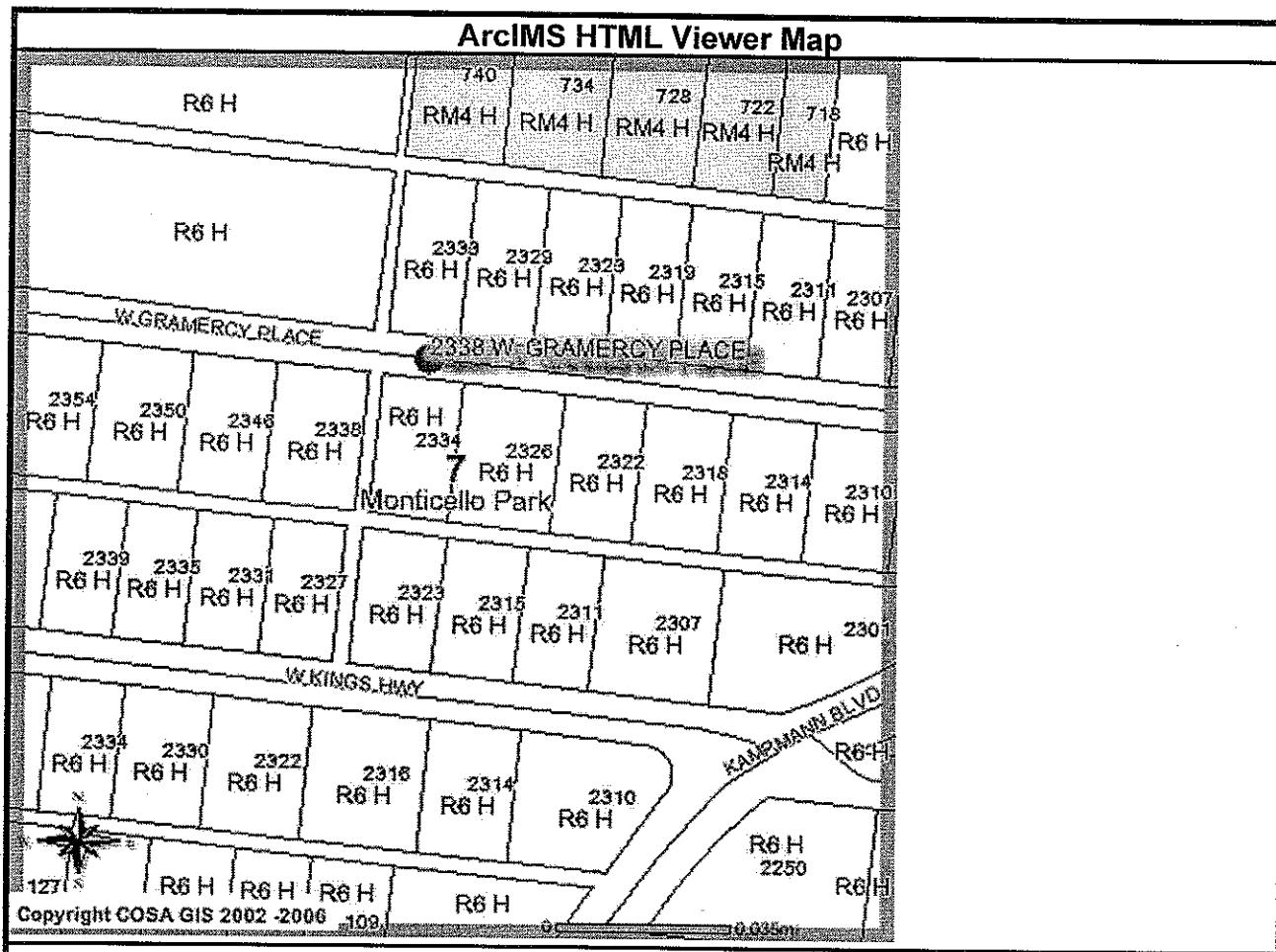
The applicant is requesting a Certificate of Appropriateness for Final Approval to replace a large aluminum front picture window with new black or brown aluminum clad Pella casement windows.

The accompanying exhibits provide additional information.

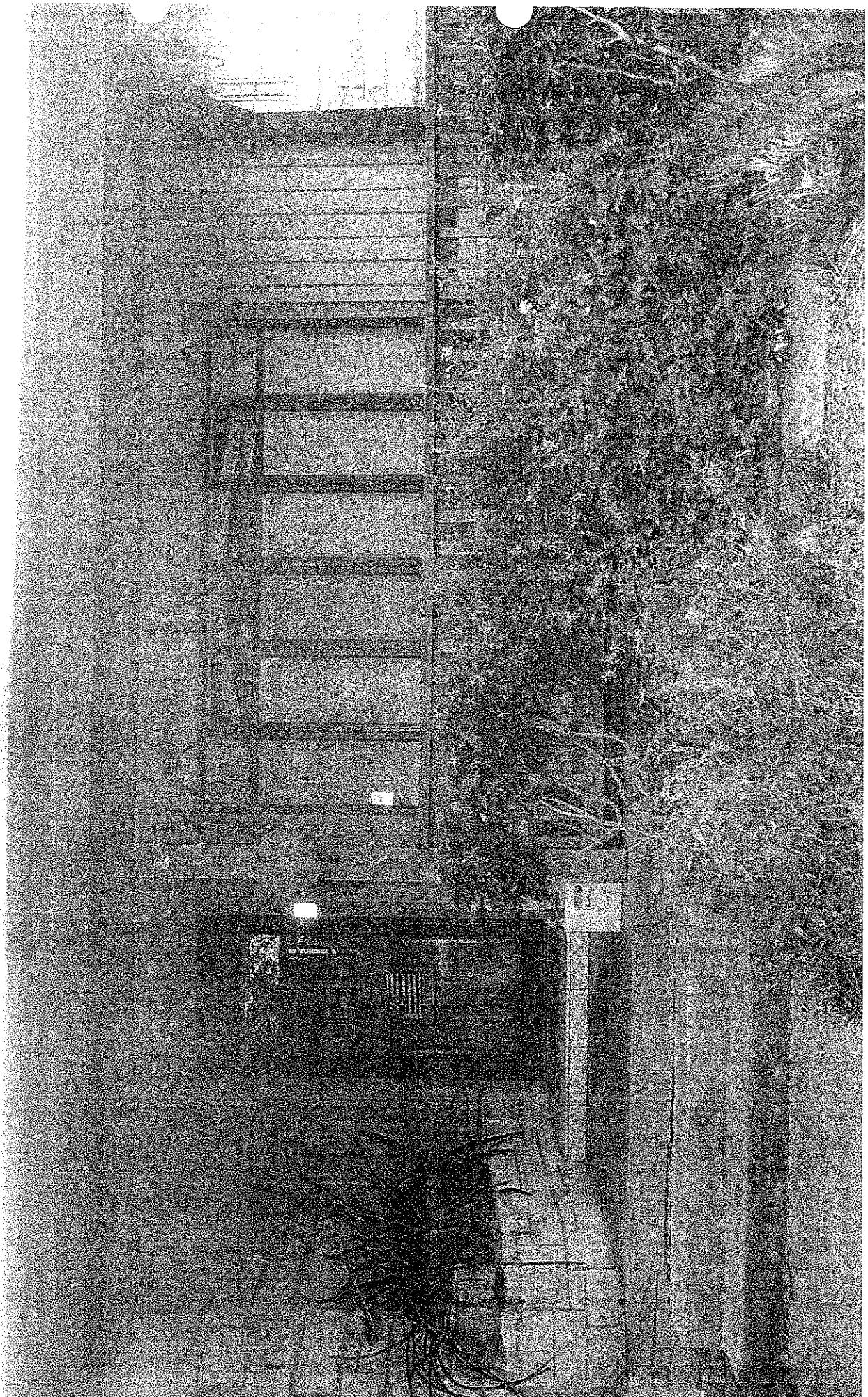
### **RECOMMENDATION:**

The staff recommends approval of this request as submitted. The windows to be replaced are aluminum and not original to this 1950's home. The proposed windows are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

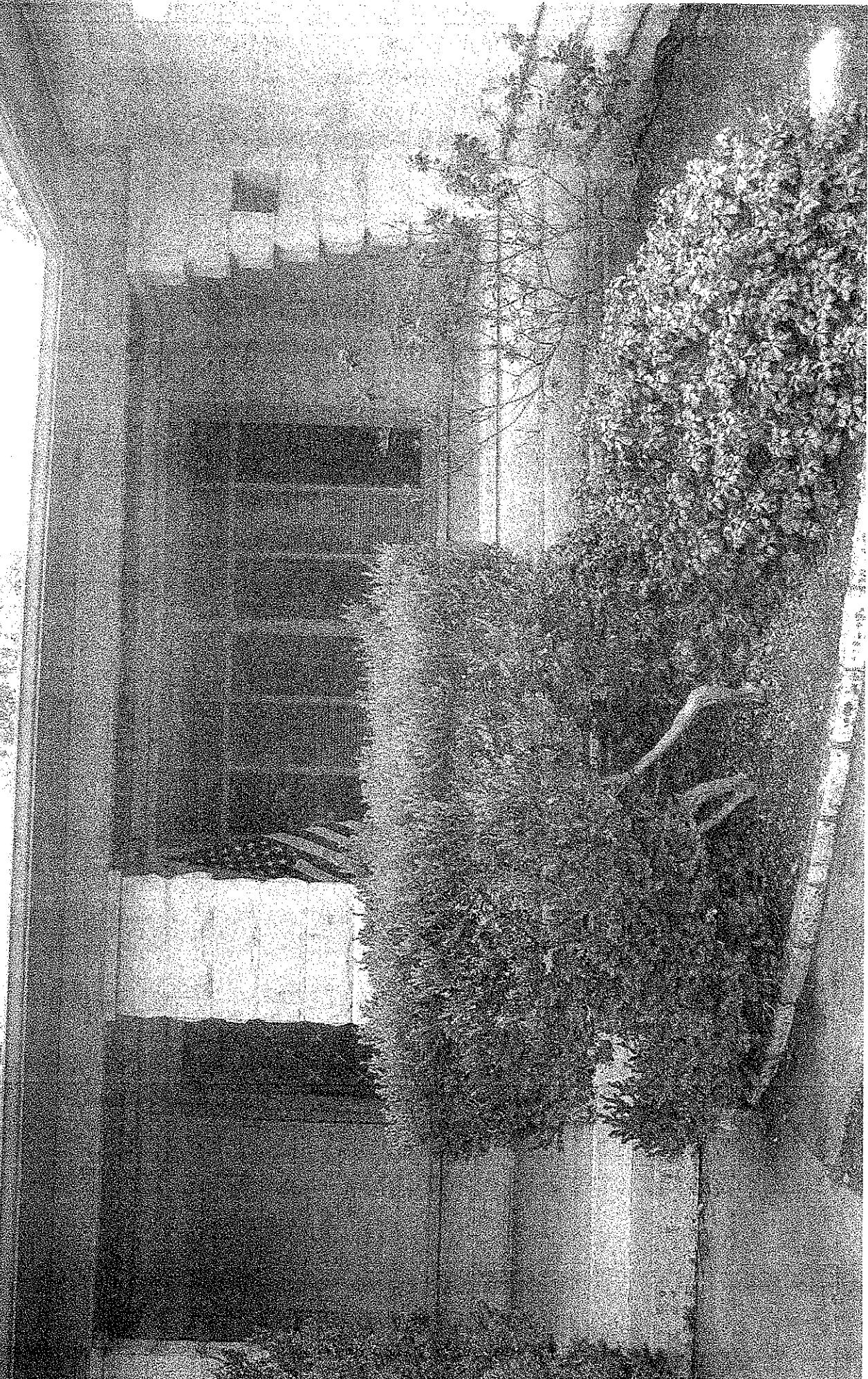
### **CASE COMMENTS:**



Windows example 5

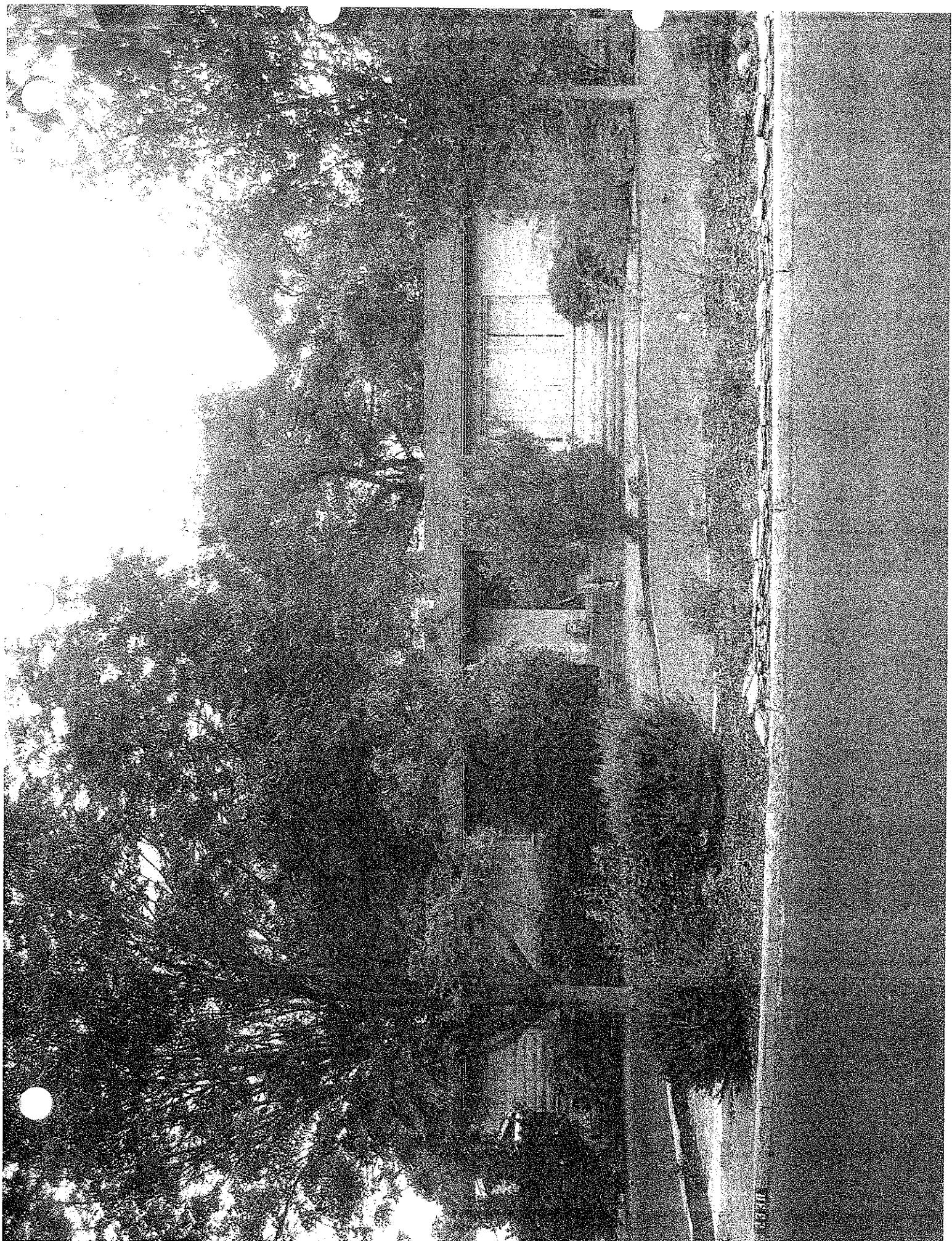


window examples



لے کر اپنے ساتھ  
کریں۔





Christie Iannia  
859-4731

010 0.40 0.00

0000000000000000

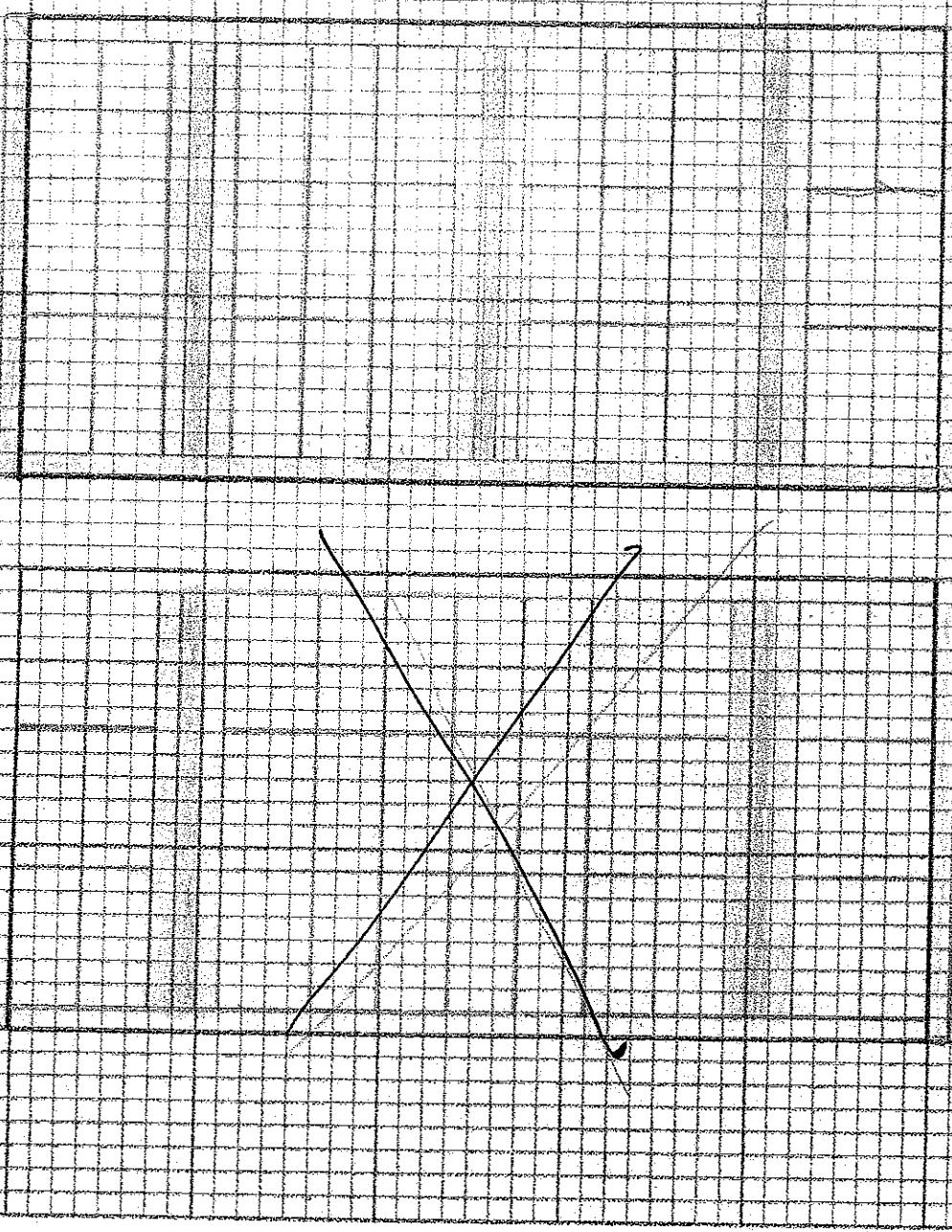
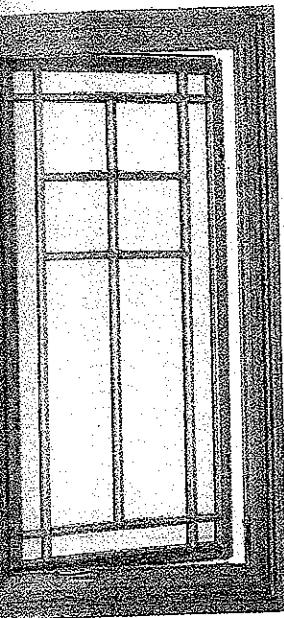


Diagram for window

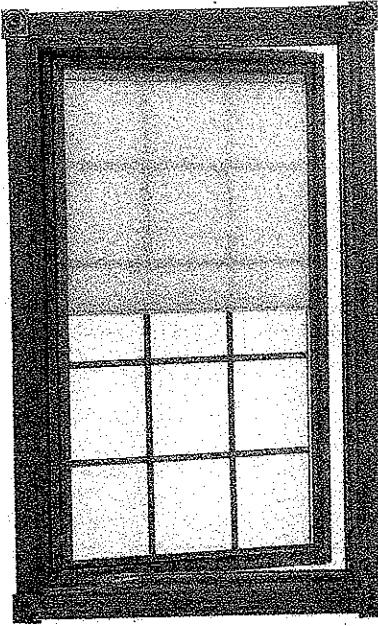
## CASEMENT WINDOWS

Designed to provide superior, weathertight performance year after year.

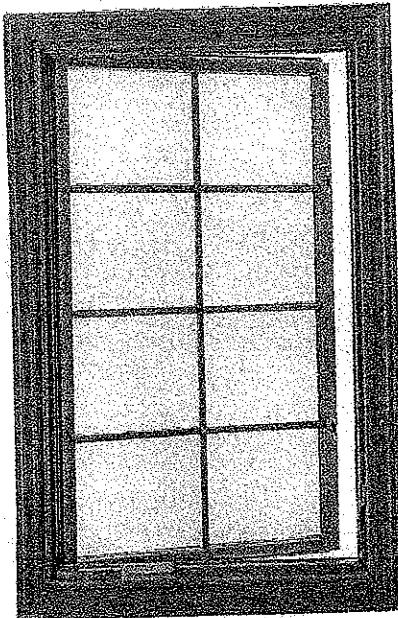
- Pella® casement windows are six times tighter than the industry's highest residential standard for air infiltration.
- Our patented SureLock® System reaches out to engage and lift the window sash, pulling it tight against the weatherstripping. And our patented Unison Lock System secures both upper and lower locks with a single easy-to-reach handle.
- Integrated crank with fold-away handle won't interfere with roomside window treatments — standard feature on all Pella casement windows.
- Stainless steel operating hardware helps resist rust and corrosion — even in demanding seacoast environments — standard feature on all Pella casement windows.
- Superior hinge design ensures years of dependable performance.
- Optional Rollscreen® retractable screen rolls up and out of sight when not in use. Available on Architect Series® and Designer Series® casement windows.
- Exclusive Pella Vivid View™ screen option — virtually invisible screen material\* — provides a clearer view to the outdoors. Compared to standard fiberglass screens, Vivid View screens allow in up to 50% more natural light and up to three times the airflow.



**ARCHITECT SERIES®**  
Elegant, distinctive detailing and  
nearly unlimited design possibilities.

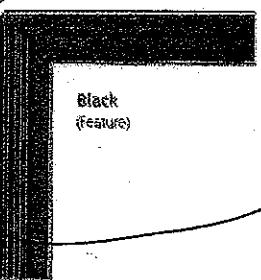
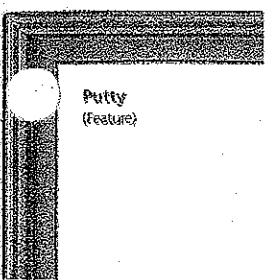
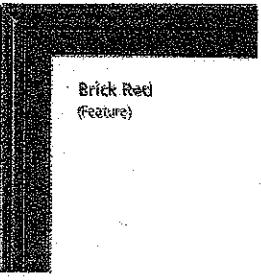
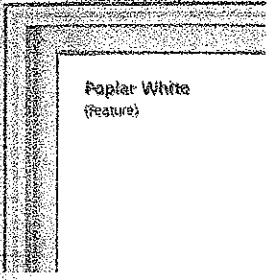
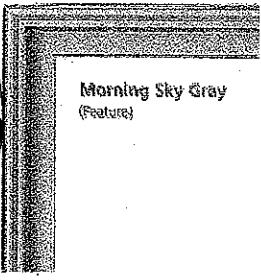
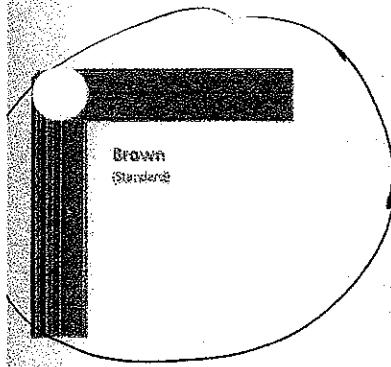
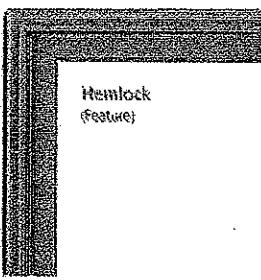
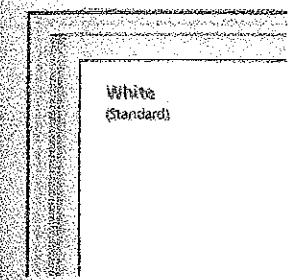
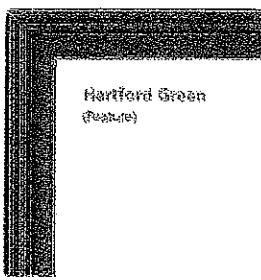
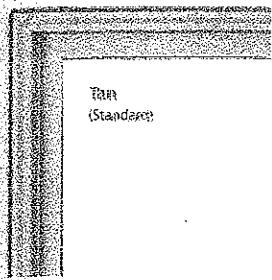


**DESIGNER SERIES®**  
Exclusive snap-in between-the-glass  
window fashions that provide unmatched  
convenience and design flexibility.

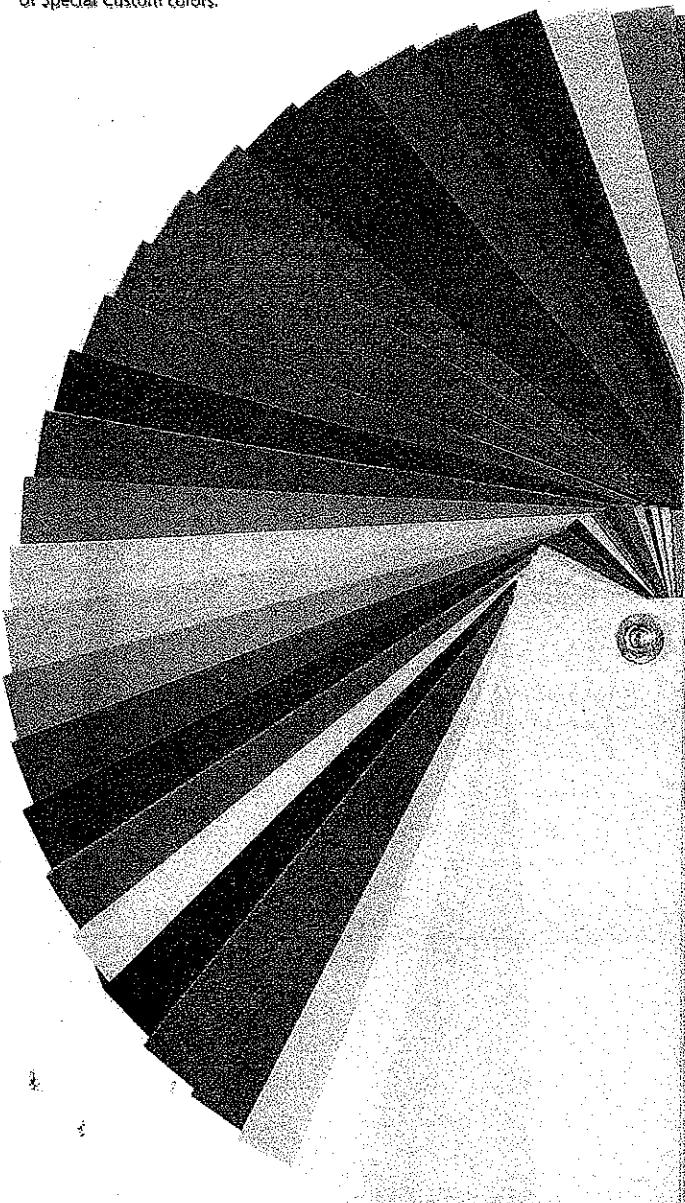


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brown or black



**HASSLE-FREE™ ALUMINUM-CLAD EXTERIORS.** Beautifully durable, Pella's Hassle-Free™ aluminum-clad exteriors resist fading, chalking and corrosion to stay looking great for years. Choose from three standard colors, seven affordable Feature colors or a virtually unlimited number of Special Custom colors.



NOTE: Because of printing limitations, actual colors may vary from those shown.  
Colors offered may vary per product. See specific product information for availability.

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 18

**HDRC CASE NO:** 2006-296

**IDENTIFIER:**

**ADDRESS:** 223 Losoya

**LEGAL DESCRIPTION:** NCB 914 LOT W IRR 90' OF A5 & W IRR 100 FT OF A4

**ZONING:** "D H HE RIO-3"

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 1

**DISTRICT:** Alamo Plaza Historic District

**LANDMARK:** Losoya Apartment

**APPLICANT:** Zuni Grill

**OWNER:** Paseo del Rio Joint Venture

**TYPE OF WORK:** Awnings, Signage

**REQUEST:**

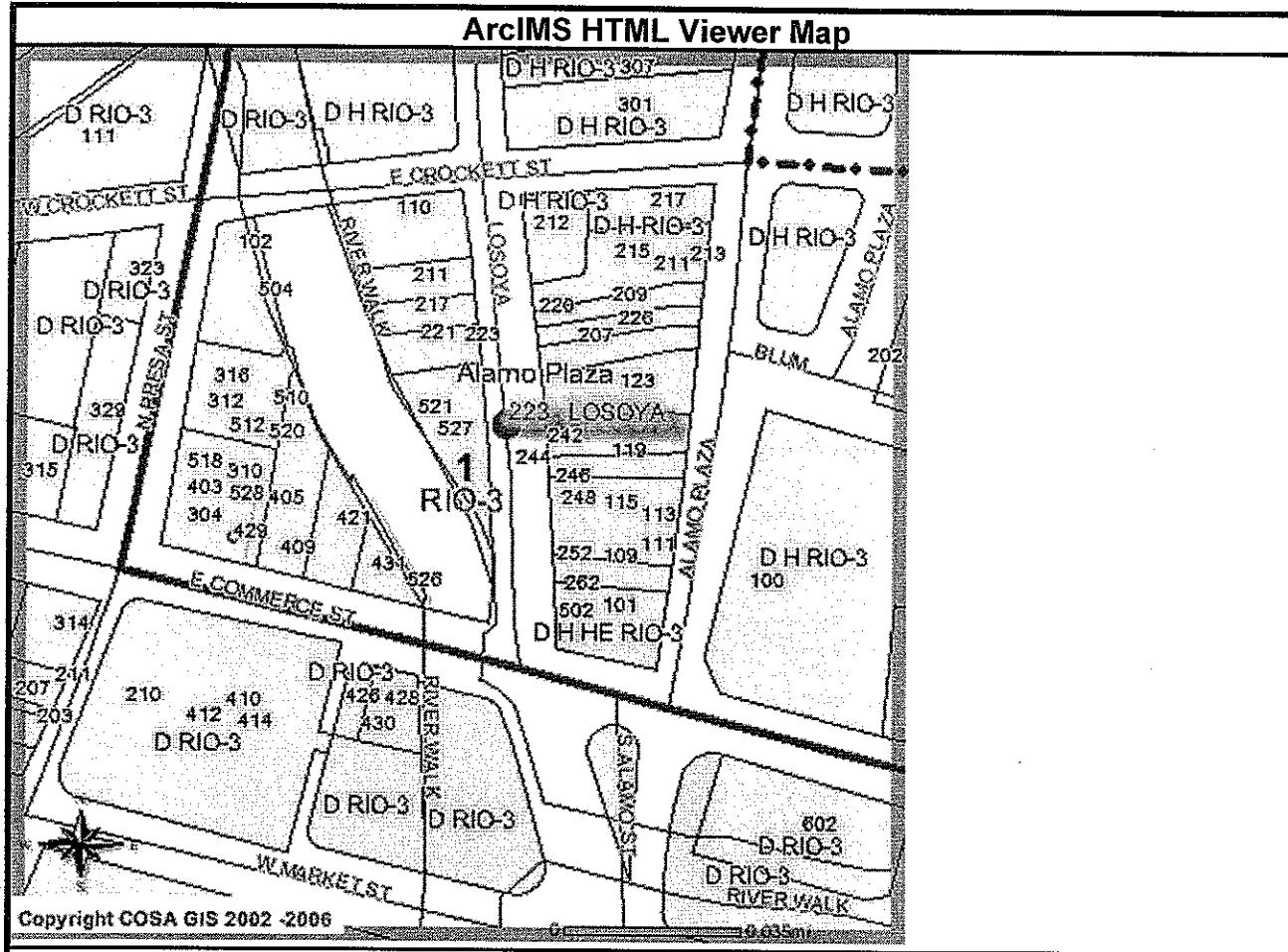
The applicant is requesting a Certificate of Appropriateness for Final Approval to replace three awnings on Losoya St. with new khaki-colored awnings with the Zuni Grill name and logo screenprinted at 1 ft 9 in. x 7 ft size on the middle awning.

The accompanying exhibits provide additional information.

**RECOMMENDATION:**

The staff recommends approval of this request as submitted. The proposed awning signage meets the requirements of the RIO district as this is the only signage for Zuni Grill on Losoya. The sign, that is on only one awning, may be calculated as a primary sign that is less than 50 square feet.

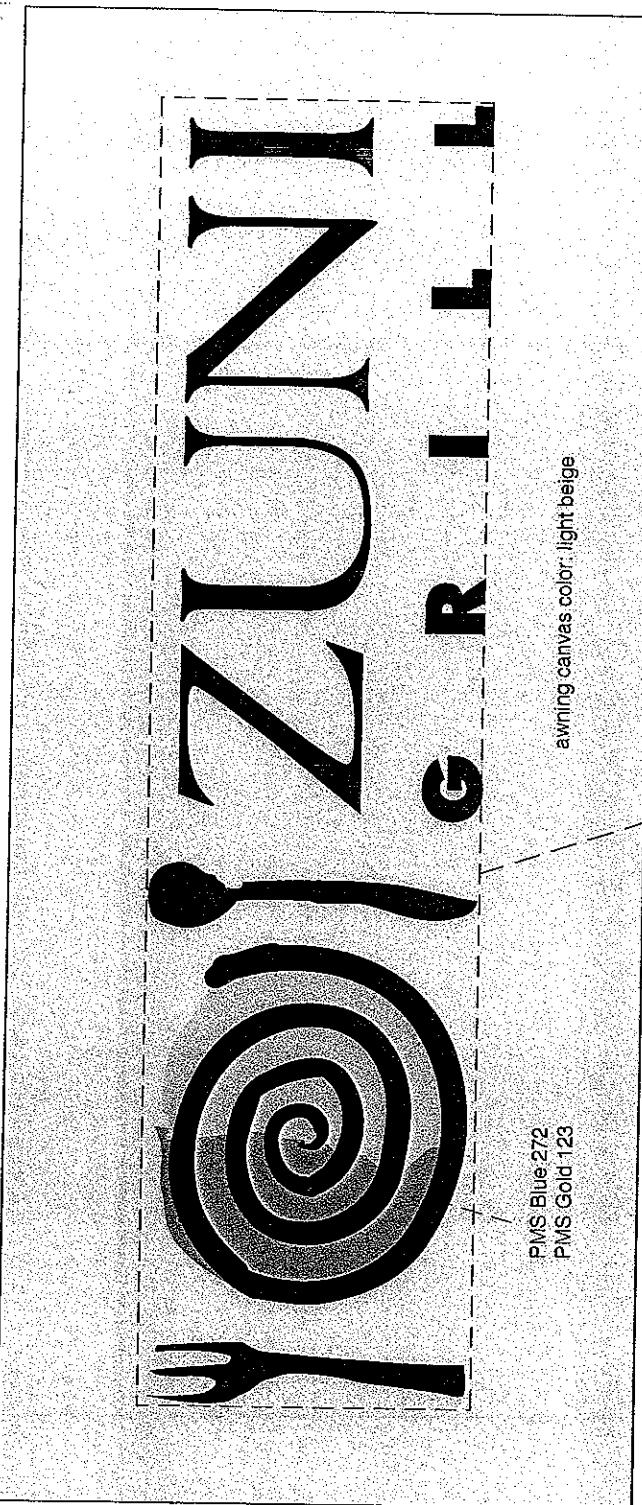
**CASE COMMENTS:**



outside dimension of awning 96 inches (8'-0")

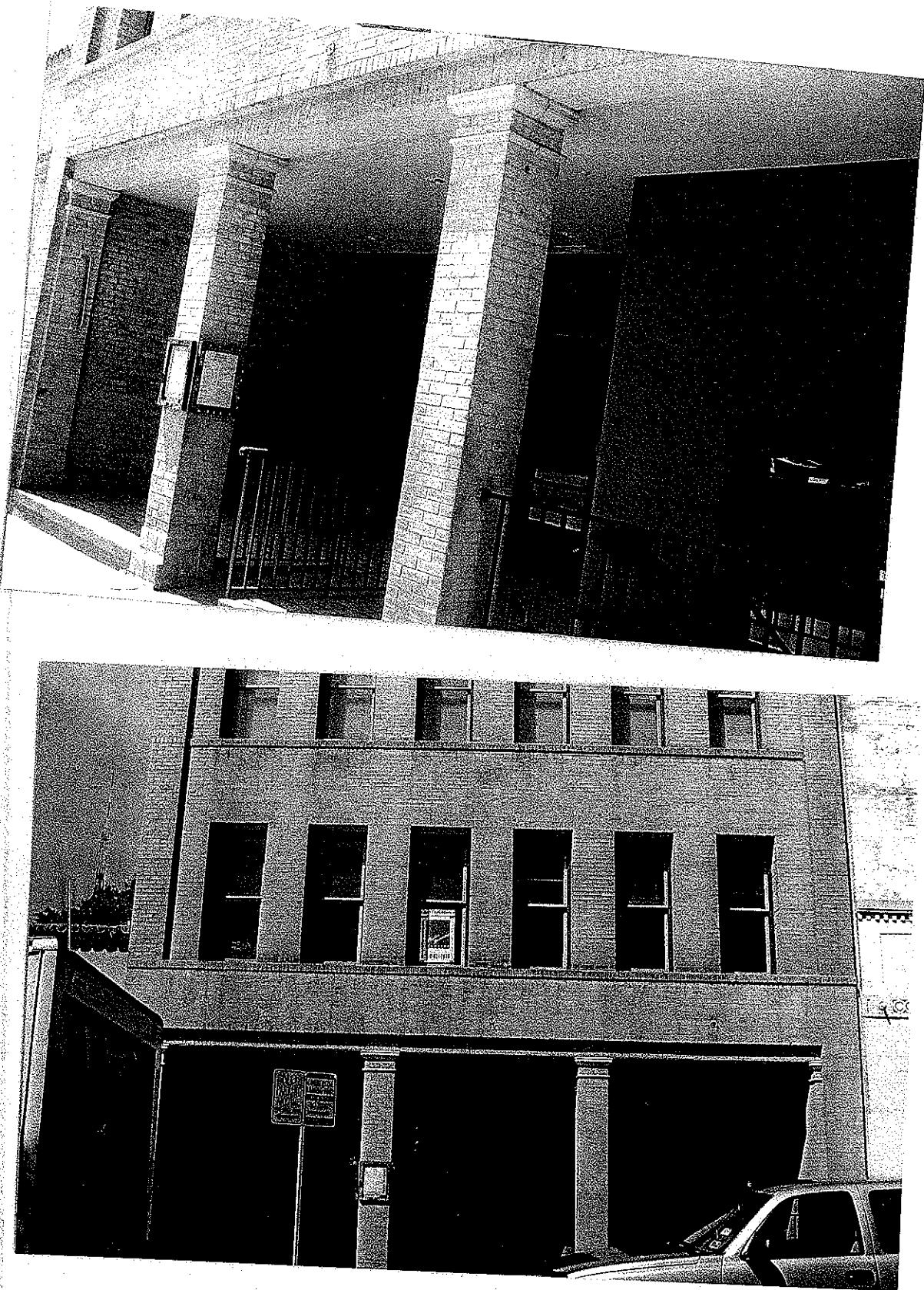
outside dimension of awning 41 inches  
(3'-5")

Outside dimension of awning is  
 $3\frac{1}{4}'' \times 8\frac{1}{2}'' = 27.25 \text{ SF}$   
total awning area



Awning Signage for Zuni Grill  
223 Losoya, San Antonio Texas 78205

Scale:  $1\frac{1}{2}'' = 1\text{-}0''$   
Date: 7 September 2006  
Drawing: Zeitgraph Inc for Passanios Restaurant Group  
210-227-0225



100-102 W. 10th Street, Apartment 2B - New York, NY

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 19

**HDRC CASE NO:** 2006-297

**IDENTIFIER:**

**ADDRESS:** 331 Adams

**LEGAL DESCRIPTION:** NCB 947 BLK LOT 8 & 9, 7, EXC NE TRI, & 8FT STRIP,  
ARB A-6

**ZONING:** "RM-4 H HE" Mixed Residential Historic District Historic

**PUBLIC PROPERTY:** Exceptional

**COUNCIL DISTRICT:** 1

**DISTRICT:** King William Historic District

**LANDMARK:** Haarman/Goeth House

**APPLICANT:** Christoper Remodeling

**OWNER:** Chris and Nancy Prize

**TYPE OF WORK:** Fencing, Landscaping, Swimming Pool

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Final Approval to:

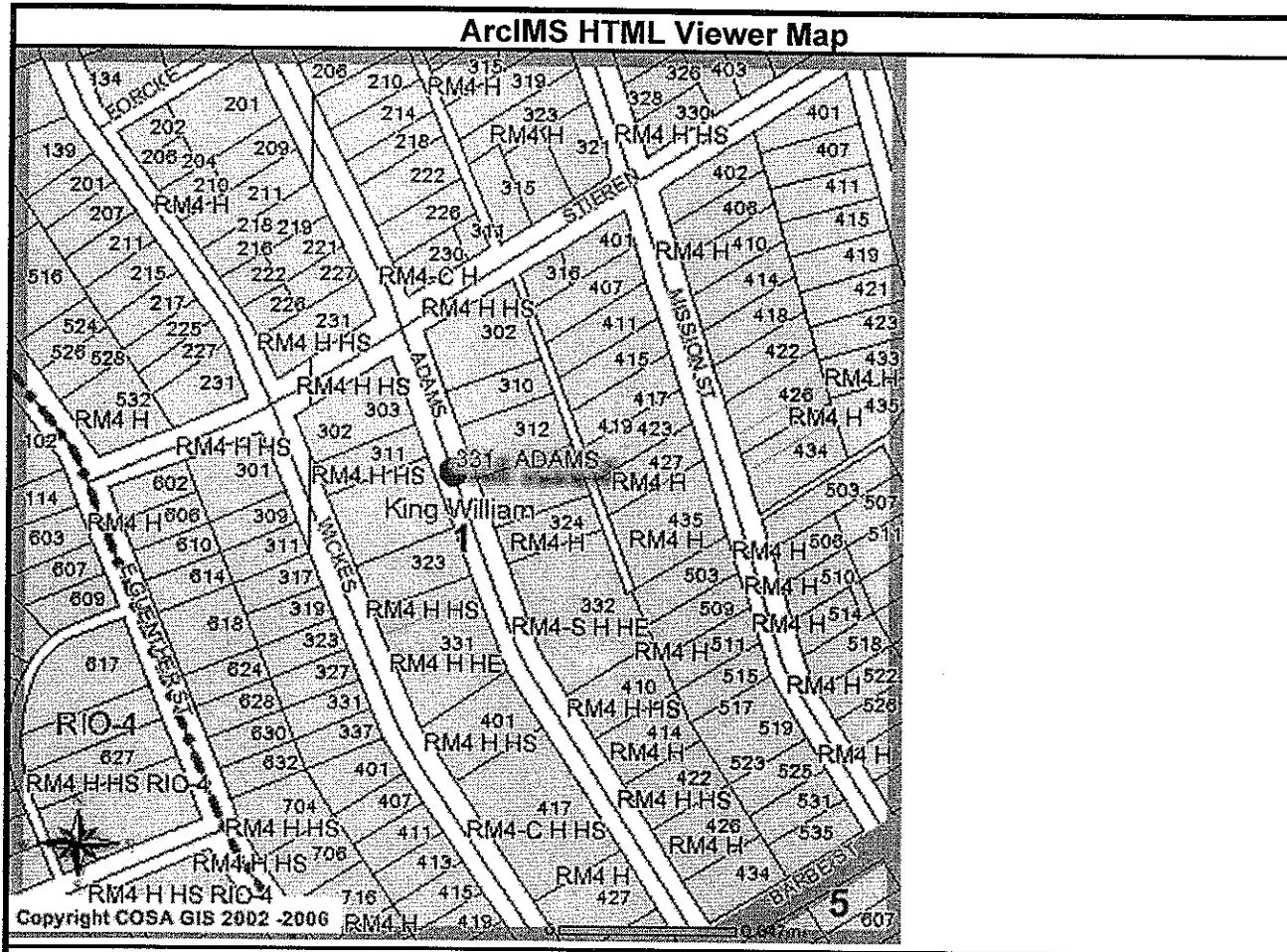
- 1) Replace an existing 1x4 six foot picket cedar fence with a 6 ft. cedar picket fence.
- 2) Add a swimming pool with flagstone coping in Oklahoma Rust stone and sidewalk
- 3) Landscape front and back yard
- 4) Hardscape changes to the front and back yard

The accompanying exhibits provide additional information.

**RECOMMENDATION:**

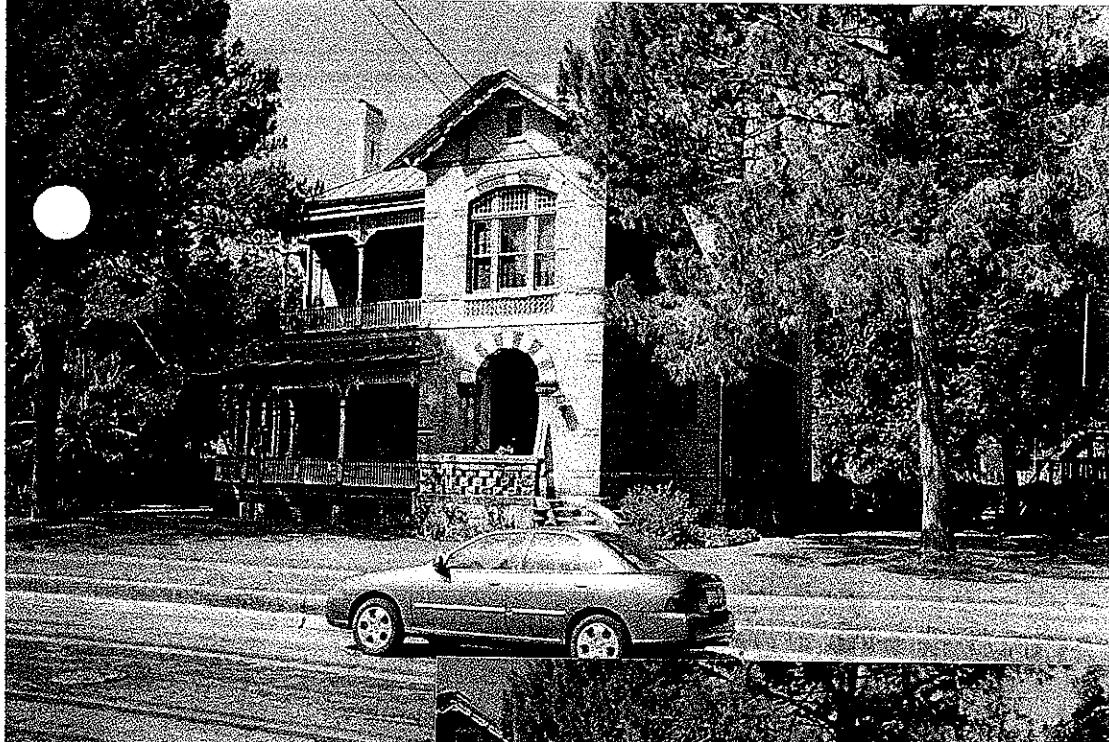
The staff recommends approval of this request as submitted . The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

**CASE COMMENTS:**

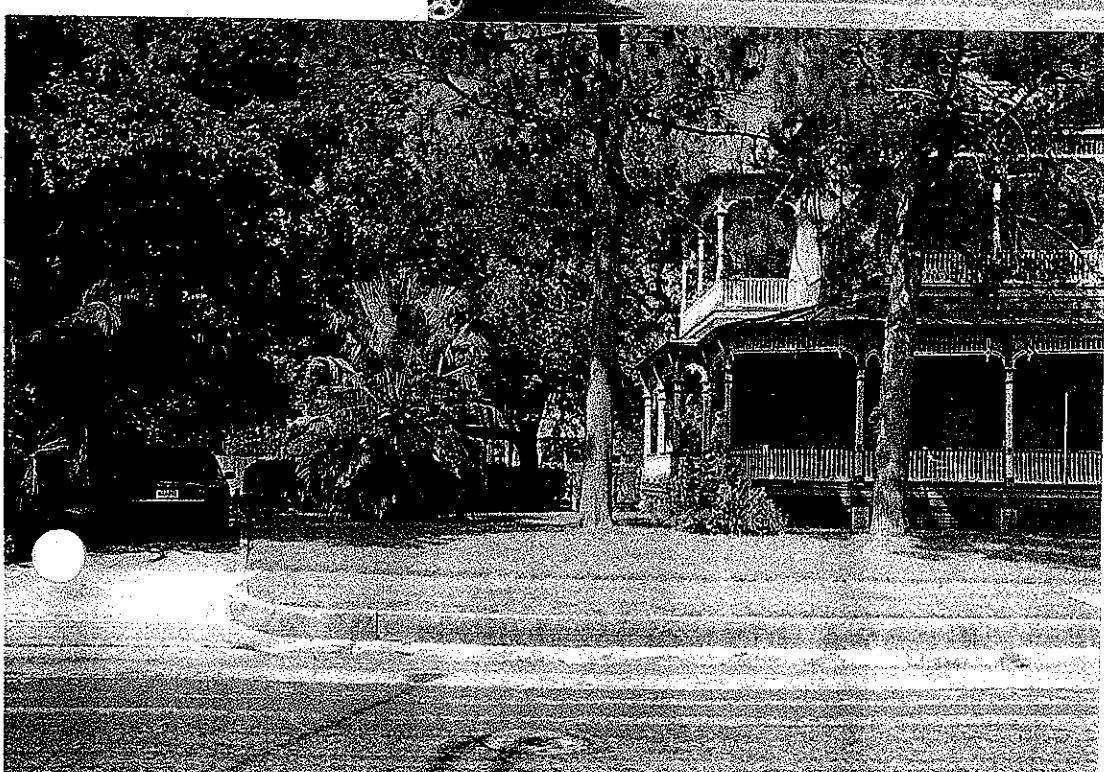
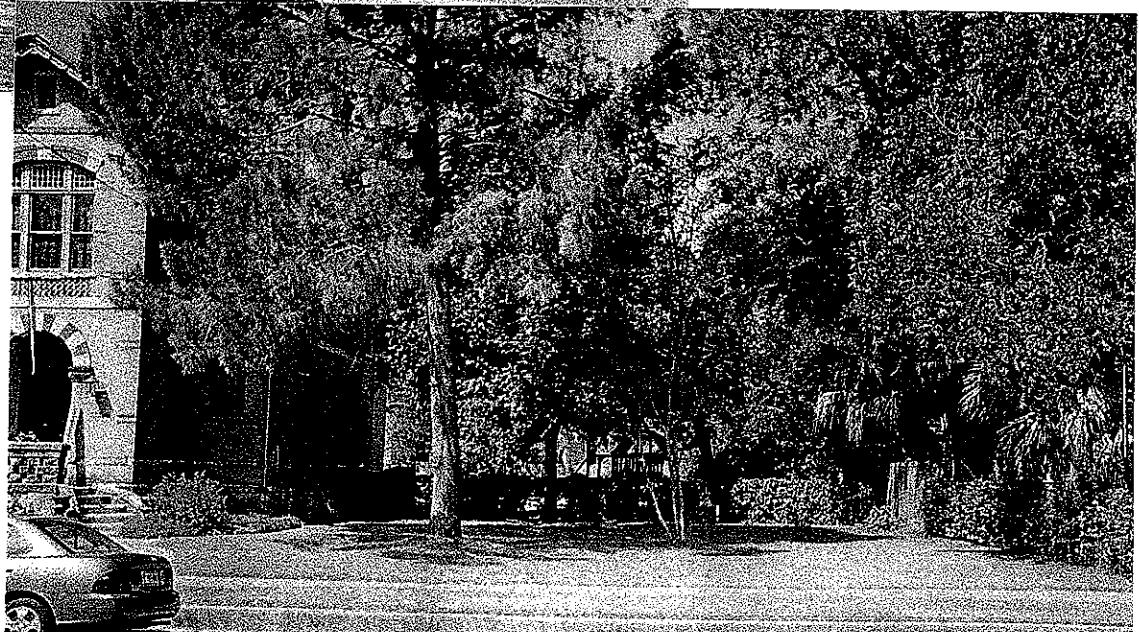


Price Residence  
331 Adams.

Front  
Center



right  
front



left  
front

Price Residence

331 Adams

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

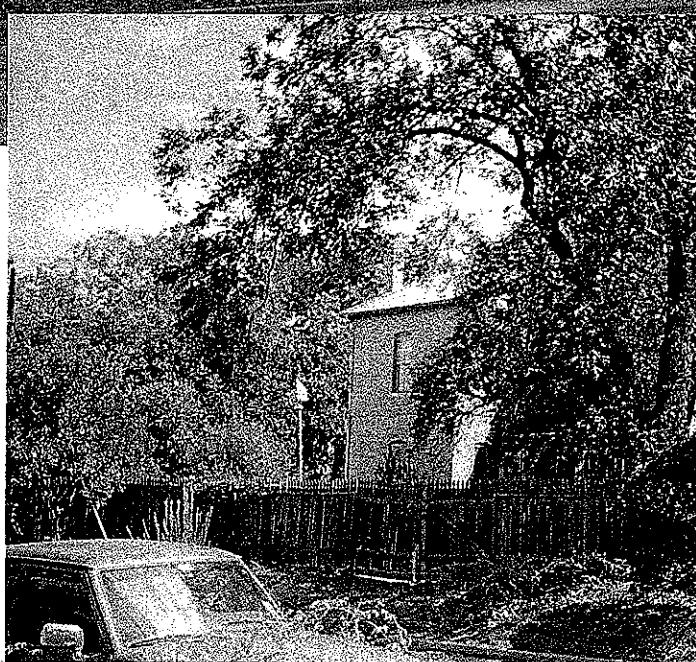
SEP 16 1973:86

house

Center

← replace this  
fence.

rear of house  
night



left rear of  
house.

Price Residence 331 Adams



View from proposed raised vegetable garden.



from Southwest corner of property looking North and East.





Price Residence  
331 Adams

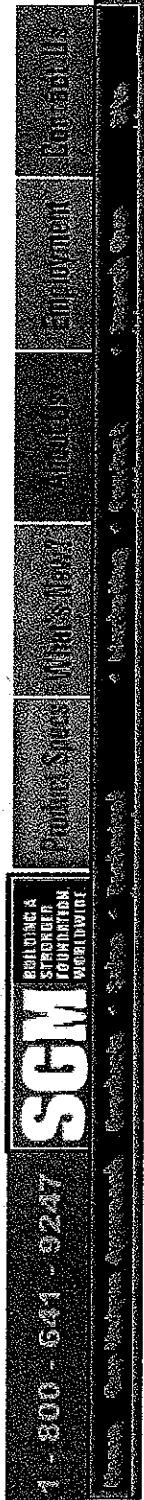
Page 1 of 1



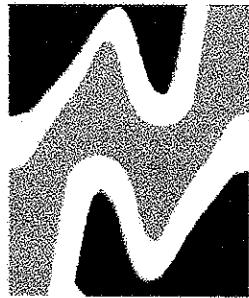
Flagstone sidewalks and pool coping  
to be this

Oklahoma rust.

This stone color matches the  
existing stone work on the house.



■ Installation Systems  
for Ceramic Tiles  
& Dimension Stone  
[ Division 9 ]



## River Rok Nature's Collection

■ Swimming Pool,  
Spa and Deck Finishes  
[ Division 9 ]

■ Surface Preparation  
■ Pool and Spa Finishes  
■ Pool & Spa Finish  
Colors  
■ Diamond Brite  
■ Durazzo  
■ River Rok  
■ Pearl Brite  
■ Decking Products



■ Concrete Repair,  
and Restoration Products  
[ Division 3 ]

Pool Finish

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 20

**HDRC CASE NO:** 2006-298  
**IDENTIFIER:** Morris Building  
**ADDRESS:** 126 E. Main Plaza  
**LEGAL DESCRIPTION:** NCB 146 CIR 4 & W 108.3 FT OF CIR 5  
**ZONING:** "D H RIO-3" Downtown Historic RIO-3  
**PUBLIC PROPERTY:**  
**COUNCIL DISTRICT:** 1  
**DISTRICT:** Main/Military Plaza Historic District, RIO-3  
**LANDMARK:** Prudential / Morris Hotel Apts.  
Prudential/Morris Apartments  
**APPLICANT:** PAB Investments - Paul Allen Boskind  
**OWNER:** Same  
**TYPE OF WORK:** Signage, Awnings

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for Final Approval to install:

- 1) A 20 by 39 inch brushed copper blade sign for "Main Plaza Central Market"
- 2) A black sign band with white thermally applied graphics for "Main Plaza Central Market"

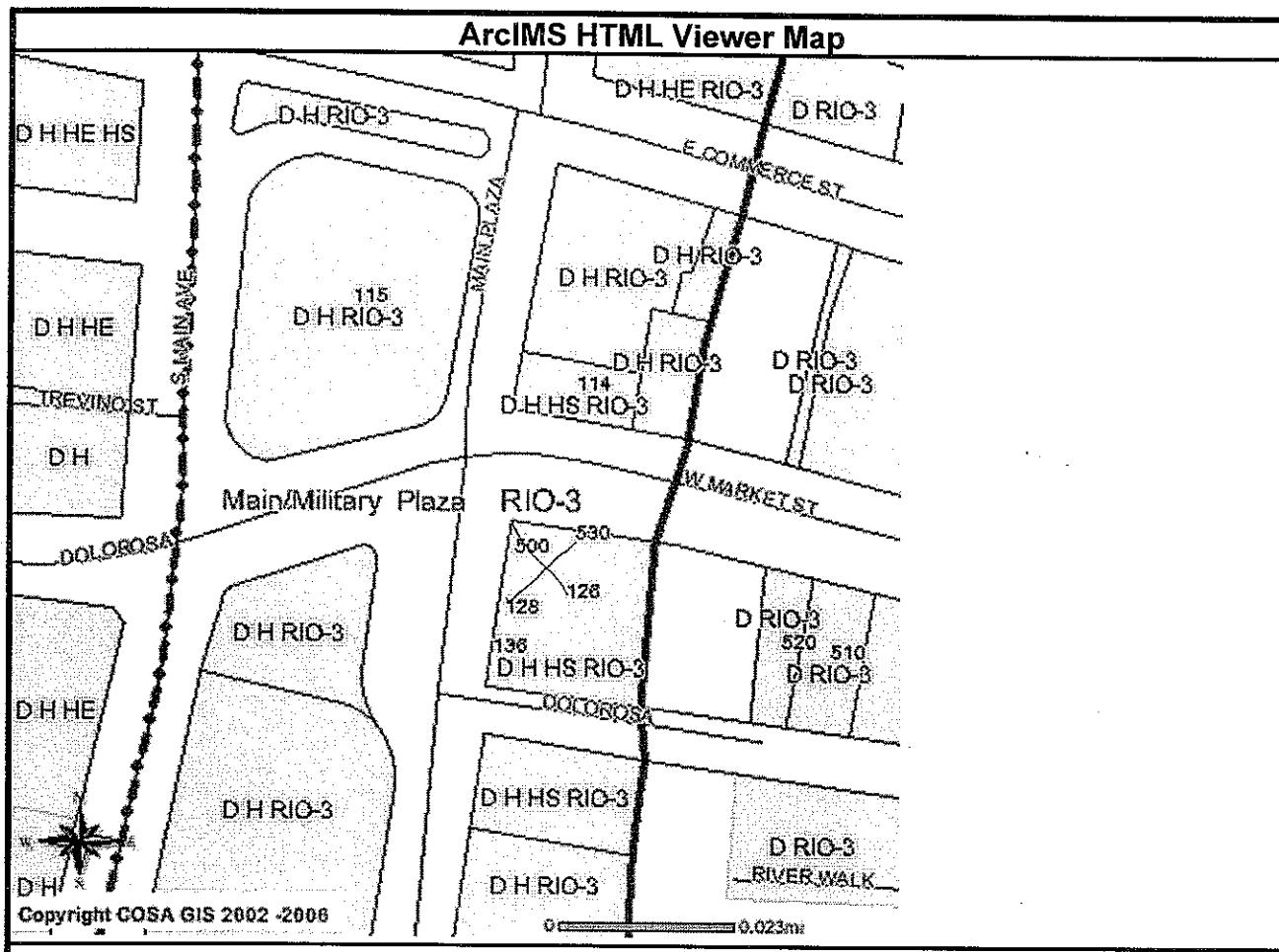
The accompanying exhibits provide additional information.

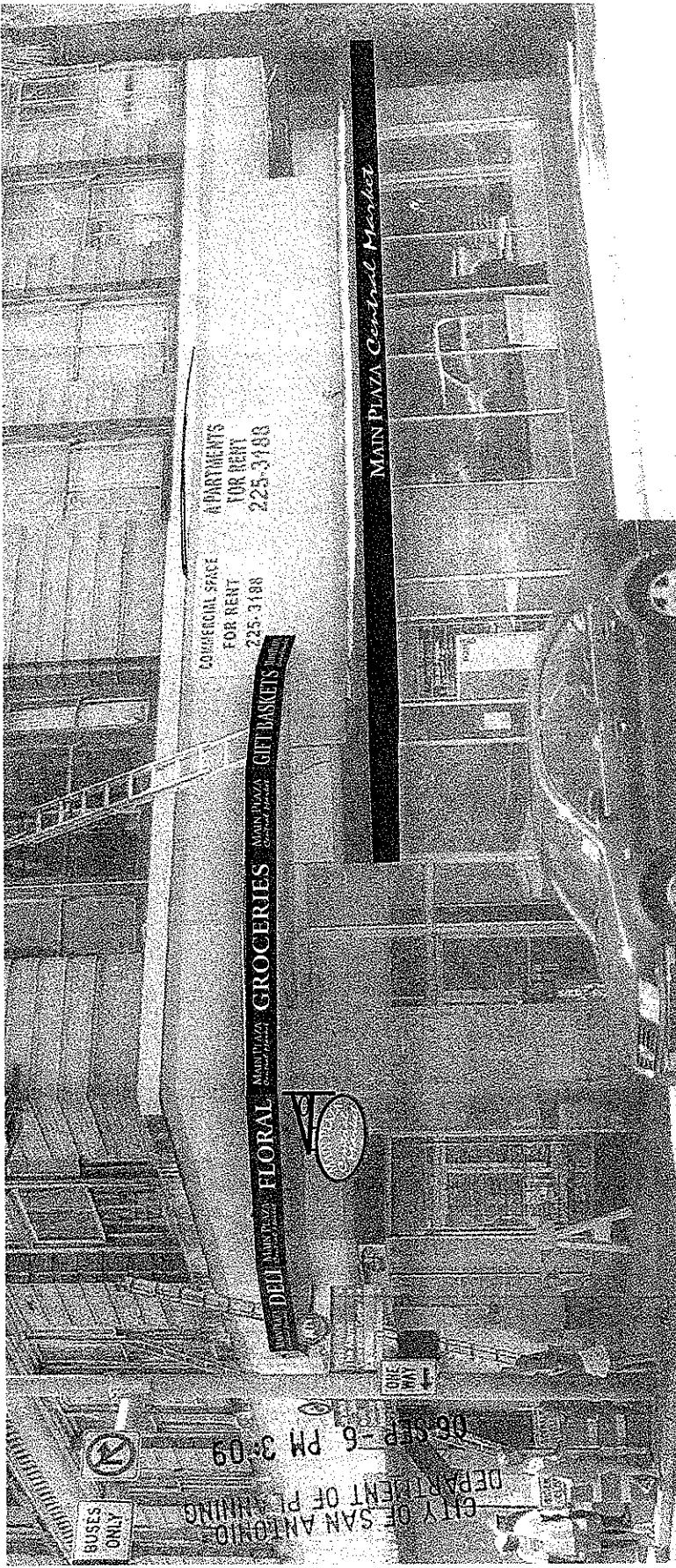
### RECOMMENDATION:

The staff recommends approval of this request as submitted. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

### CASE COMMENTS:

Although outside the purview of the Historic Design and Review Commission, this sign graphic is similar to HEB's Central Market and staff recommends the applicant investigate if the logo is copyrighted.





# MAIN PLAZA Central Market

This design is the EXCLUSIVE PROPERTY of SOMBRILLA CONTRACTORS, LLC. DO NOT copy, modify or show it to anyone outside of your organization without EXPRESSED WRITTEN PERMISSION.

Date: SEPT 6, 2006

Project: MAIN PLAZA CENTRAL MARKET SIGNAGE

Address: SAN ANTONIO, TEXAS

Account Manager: David Quinn

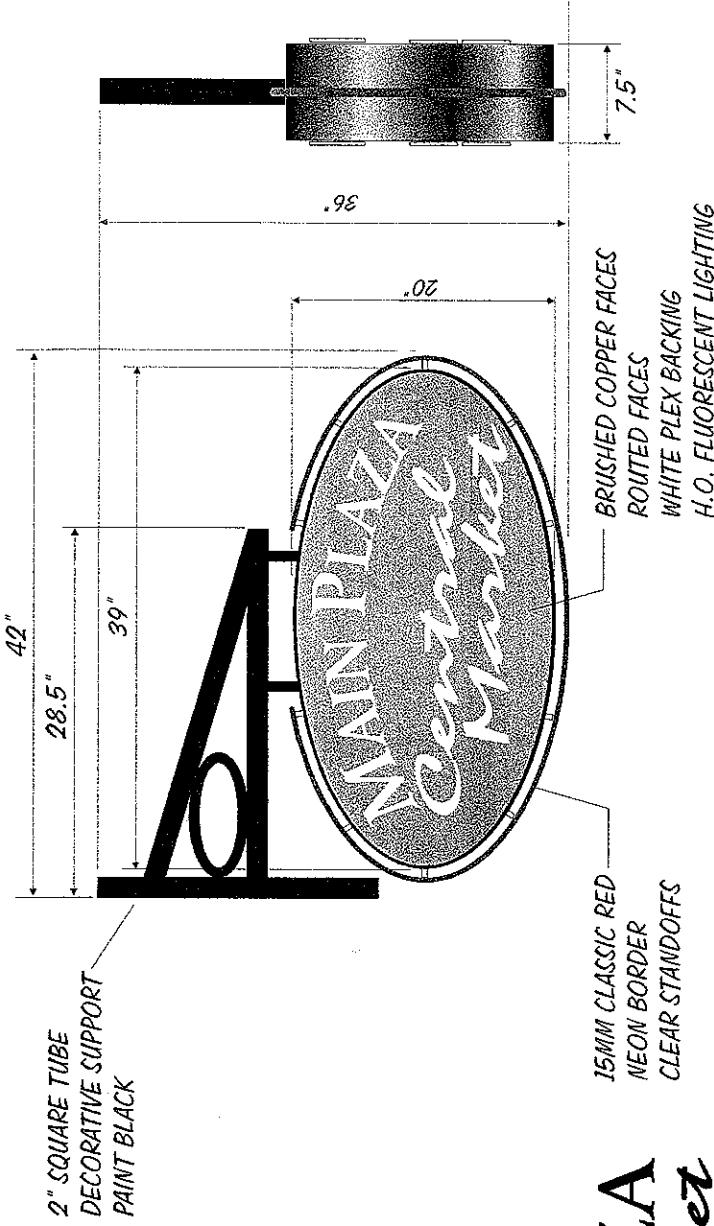
Designer: Bob Engle

**S O M B R I L L A**  
AWNINGS • SIGNAGE  
SHADE STRUCTURES

17245 Jones Matzberger San Antonio, Texas 78247  
Phone: (210) 490-6800 Fax: (210) 490-4291  
e-mail: sales@sombilla.com, design@sombilla.com  
WEB: www.sombilla.com

PLEASE SIGN AND DATE HERE

DAVID QUINN, PRESIDENT



# MAIN PLAZA

*Central Market*

## BLACK SIGN BANDS WHITE THERMALLY APPLIED GRAPHICS

MAIN PLAZA GROCERIES MAIN PLAZA GIFT BASKETS  
Central Market Central Market

MAIN PLAZA Central Market

This design is the EXCLUSIVE PROPERTY of SOMBRILLA CONTRACTORS, L.L.C. DO NOT copy, modify or show it to anyone outside of your organization without EXPRESSED WRITTEN PERMISSION.

Date: SEPTEMBER 6, 2006

Project: MAIN PLAZA CENTRAL MARKET SIGNAGE

Address: SAN ANTONIO, TEXAS

SOMBRILLA  
AWNINGS • SIGNAGE  
SHADE STRUCTURES

Account Manager: David Quinn

Designer: Bob Engle

17245 Jones-Meltzberger San Antonio, Texas 78247  
Phone: (210) 490-6800 Fax: (210) 494-3291  
e-mail: sales@sombilla.com, design@sombilla.com  
WEB: www.sombilla.com

Approved with changes  
as noted.

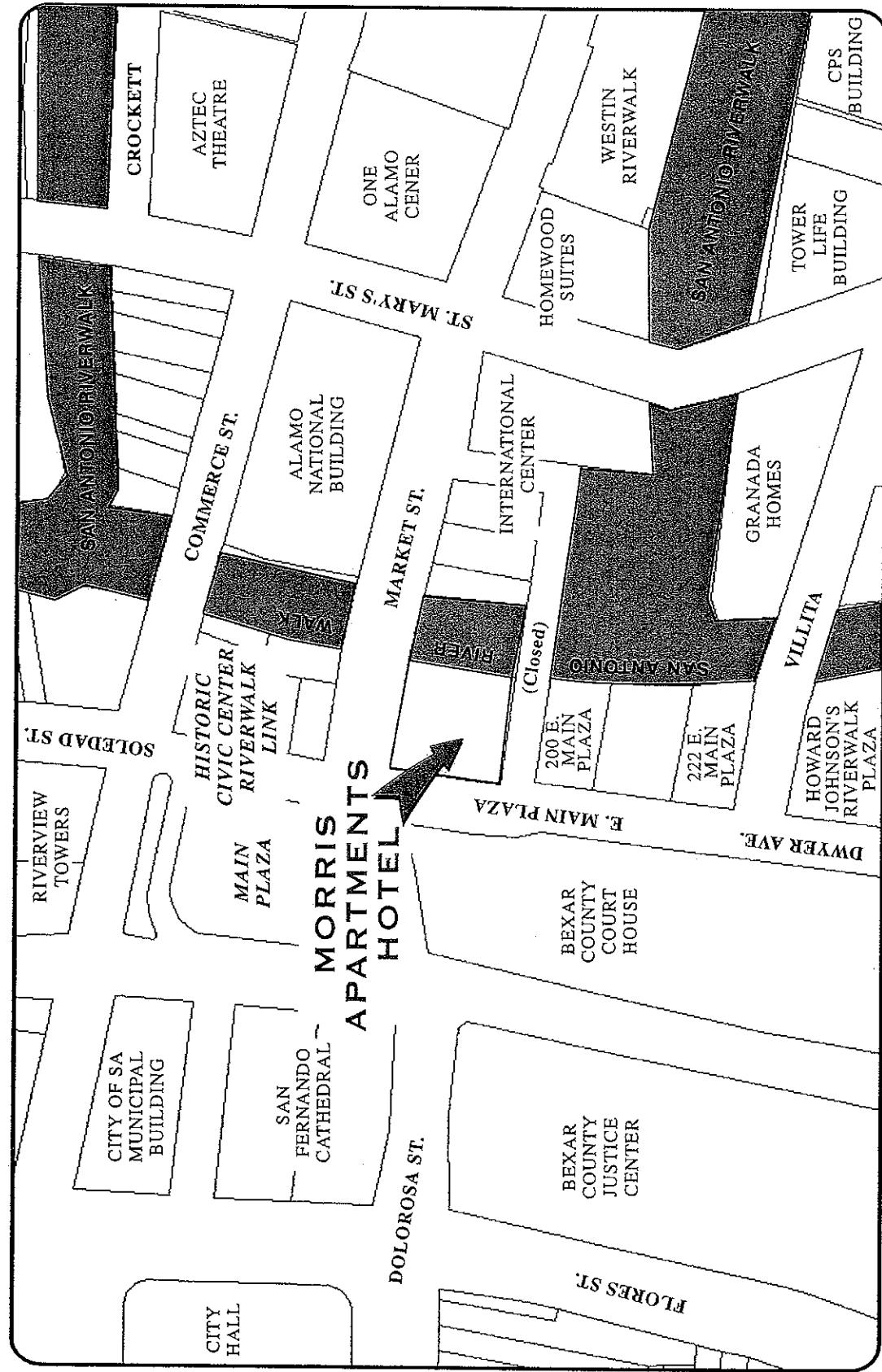
Changes needed

PLEASE SIGN AND DATE HERE

DAVID QUINN, PRESIDENT

# MORRIS APARTMENTS/HOTEL

DOWNTOWN ON THE RIVERWALK • SAN ANTONIO, TEXAS



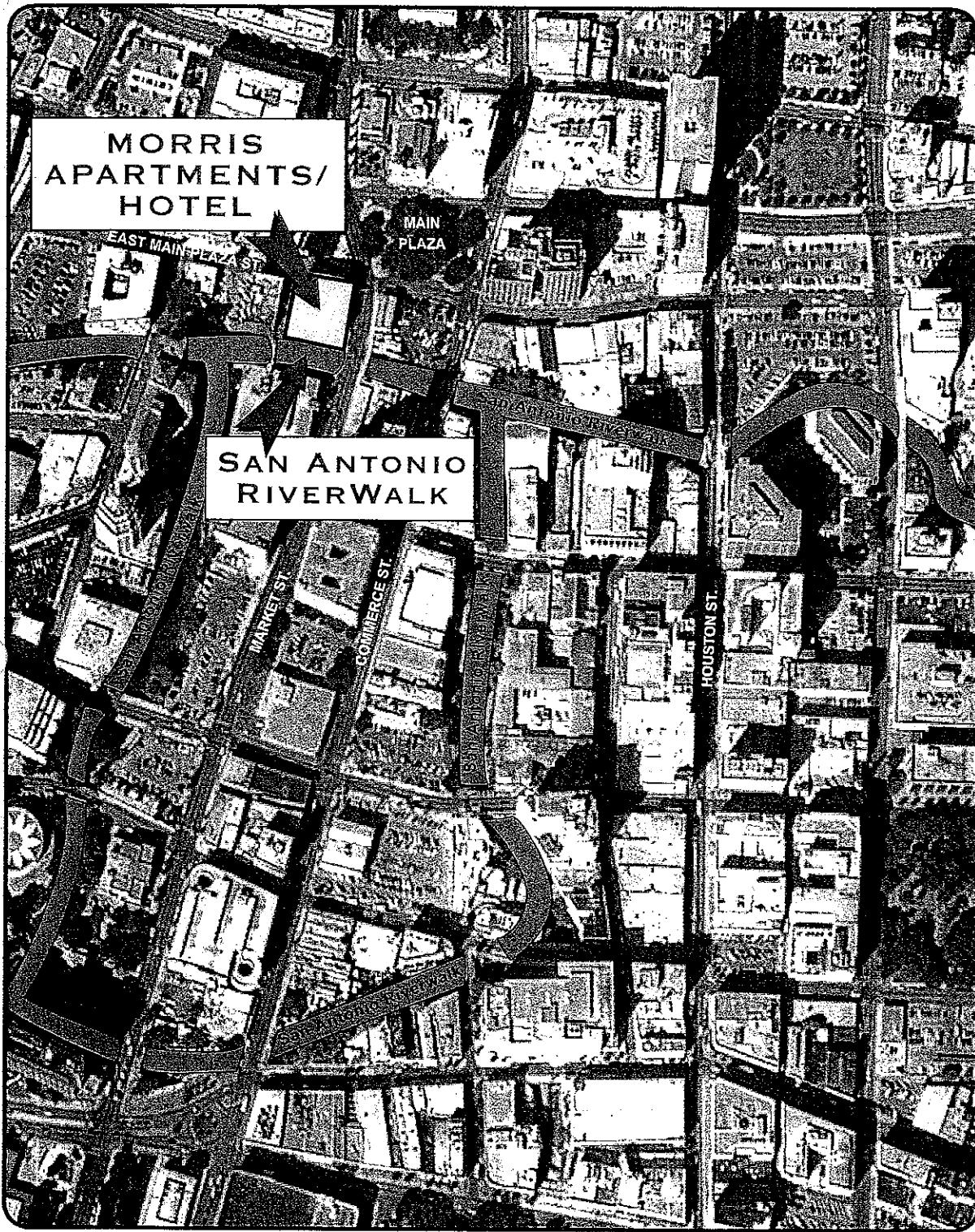
**NAI COIGLAZIER PROPERTIES**

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# MORRIS APARTMENTS/HOTEL

DOWNTOWN ON THE RIVERWALK, SAN ANTONIO TEXAS



1000 East Basse Road, Suite 100

San Antonio, Texas 78209

210-821-5644 • [www.colglazier.com](http://www.colglazier.com)

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

BEGINNING at an "X" found in concrete at the face of building for the southwest corner of this parcel; said corner being at the intersection of the north right-of-way line of Dolorosa Street with the east right-of-way line of E. Main Plaza St. (a.k.a. Dwyer Avenue).

THENCE N.  $07^{\circ} 15' 00''$  E. along a building wall and extension thereof, along the east right-of-way line of E. Main Plaza St. (a.k.a. Dwyer Avenue), a distance of 111.18 feet to the northwest corner of a column; for the northwest corner of this parcel; said northwest corner being on the south right-of-way line of W. Market Street;

THENCE S.  $80^{\circ} 05' 20''$  E. along the south right-of-way line of W. Market Street, partially along a building wall, and extension thereof, a distance of 108.74 feet to a nail set in concrete;

THENCE continuing along said right-of-way line, S  $75^{\circ} 19' 20''$  E. a distance of 5.68 feet to a nail set in concrete on the west right-of-way line of the San Antonio River, for the northeast corner of this parcel;

THENCE S.  $09^{\circ} 50' 23''$  W. a distance of 112.15 feet to a lead plug with tack found in concrete on the north right-of-way line of Dolorosa Street, for the southeast corner of this parcel;

THENCE N.  $79^{\circ} 16' 27''$  W. along the north right-of-way line of Dolorosa Street, a distance of 109.39 feet to the POINT OF BEGINNING.

EXHIBIT A

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No:

21

**HDRC CASE NO:** 2006-299

**IDENTIFIER:**

**ADDRESS:** 833 West Cypress Street

**LEGAL DESCRIPTION:** NCB 129, Block 1, Lots 1, 2 and the west 5.3 feet of Lot 3

**ZONING:** "R-4 HS" Residential Single Family Historic Significant

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 1

**DISTRICT:**

**LANDMARK:** Landmark house

**APPLICANT:** Viola Werner

**OWNER:** Same

**TYPE OF WORK:** Partial Demolition and Repair

### **REQUEST:**

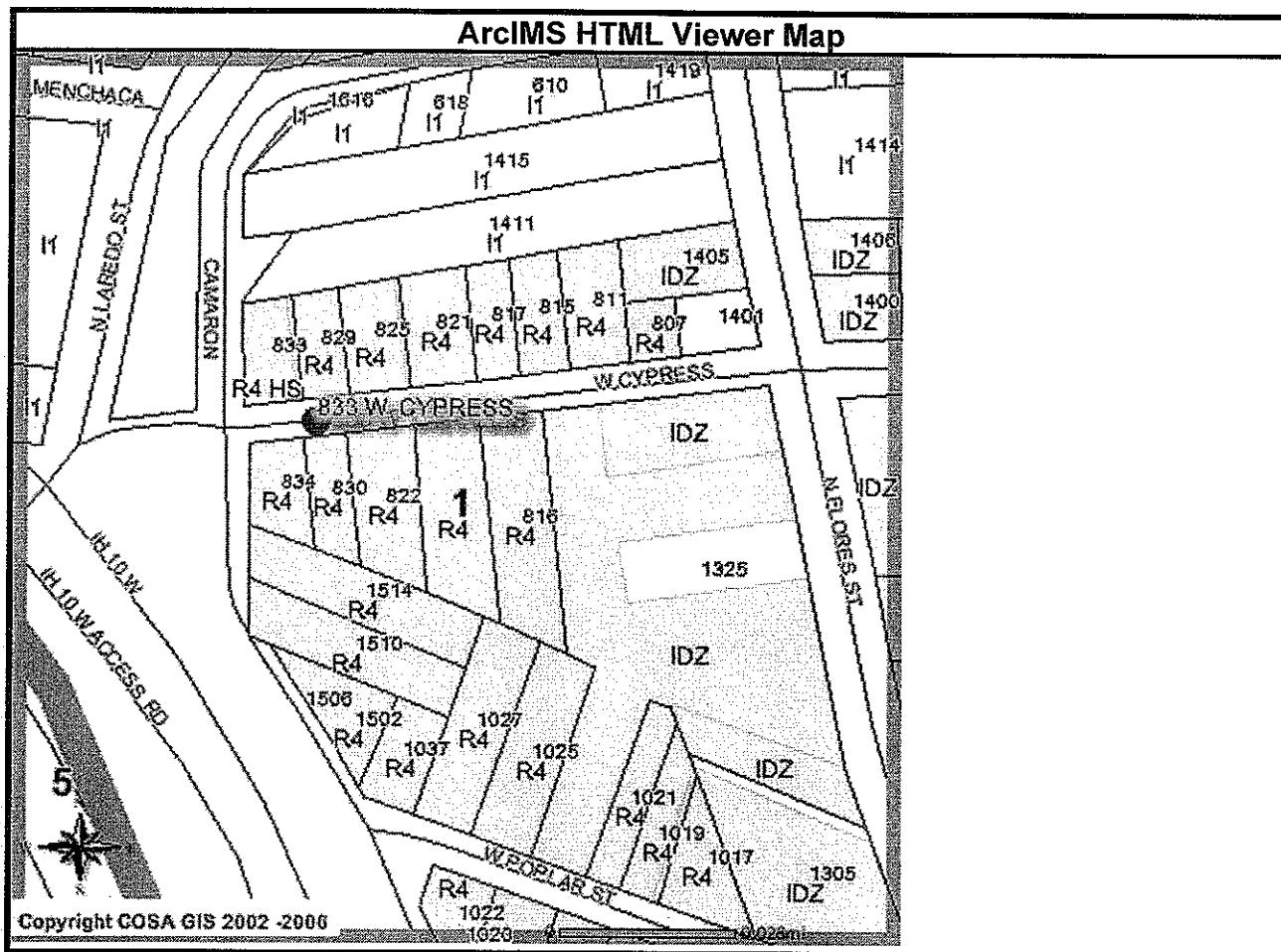
The applicant is requesting a Certificate of Appropriateness for Final Approval to demolish part of a rear addition and repair with the same material.

The accompanying exhibits provide additional information.

### **RECOMMENDATION:**

Staff recommends approval of this partial demolition as submitted. Built in the Folk Victorian style around 1900, 833 W. Cypress has had two major additions: a rear, shed roof addition and an enclosed front porch. The demolition of the shed roof addition at the rear of the property will not affect the overall form and style of the house.

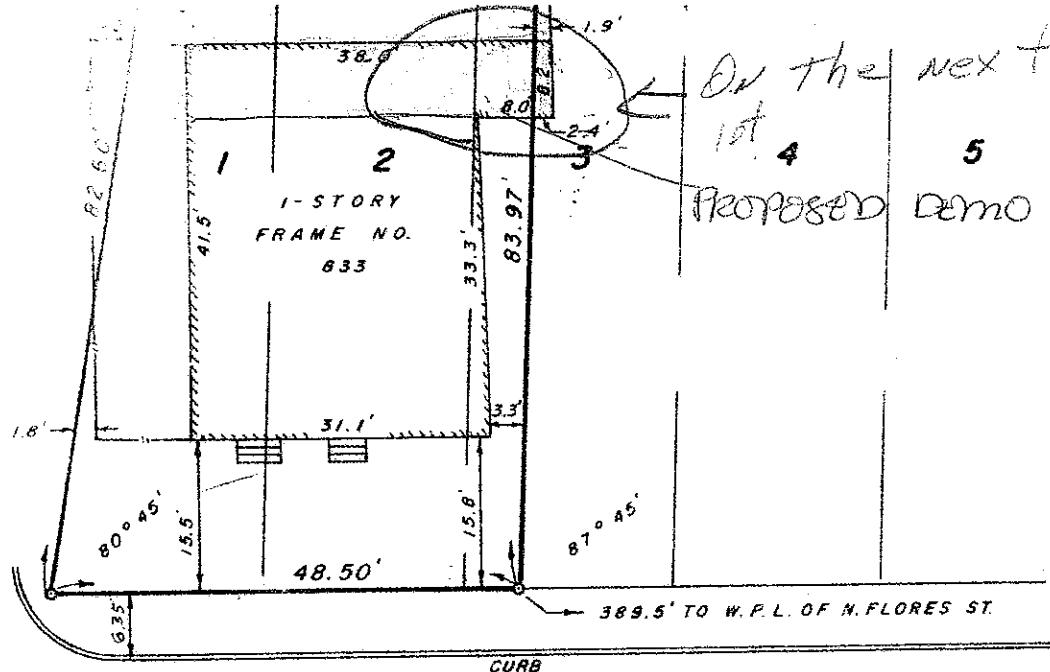
### **CASE COMMENTS:**



CAN

PED

CAMARO

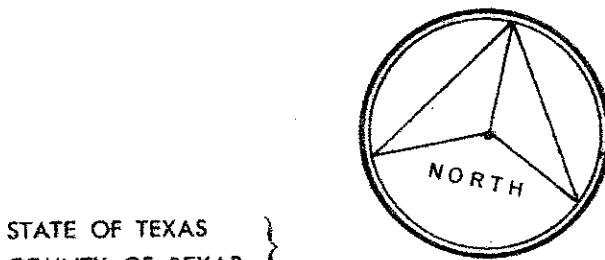


W. CYPRESS (PAVED) STREET

CURB

PLAT OF

STATE OF TEXAS  
COUNTY OF BEXAR



LOTS 1, 2, AND W. 5.3' OF LOT 3.  
BLOCK 1, NEW CITY BLOCK 129  
SAN ANTONIO, TEXAS

I hereby certify that the above plat is true and correct, according to an actual survey made on the ground by men working under my supervision, and that there are no visible easements or encroachments on adjoining property, and that all buildings are wholly located on this property except as shown.

Plat or Deed Reference: Volume \_\_\_\_\_, Page \_\_\_\_\_  
Bexar County, Texas

SCALE: 1" = 20'

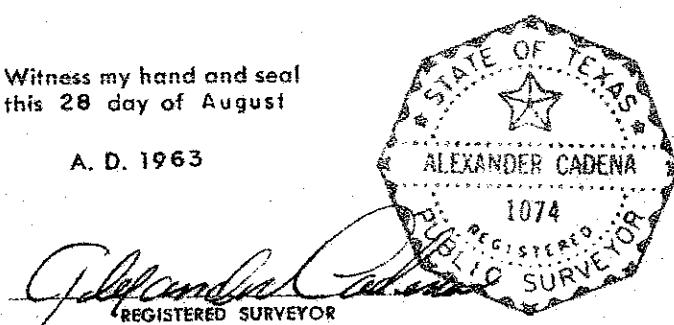
Witness my hand and seal  
this 28 day of August

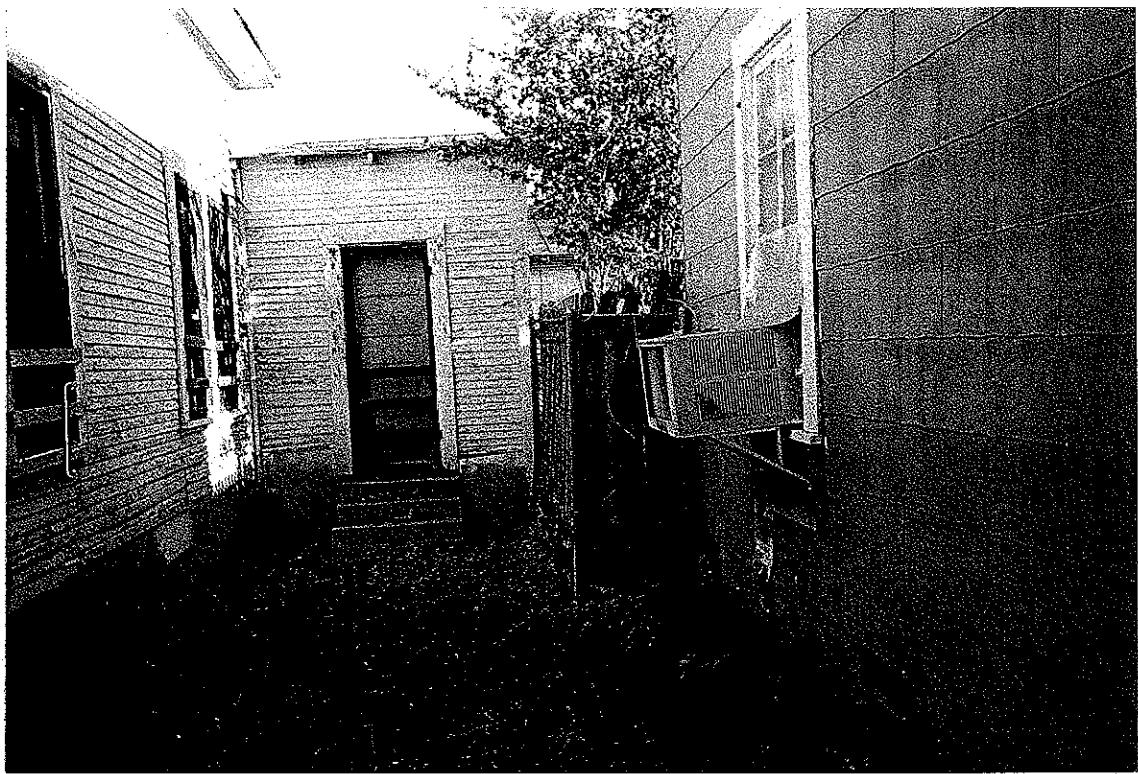
A. D. 1963

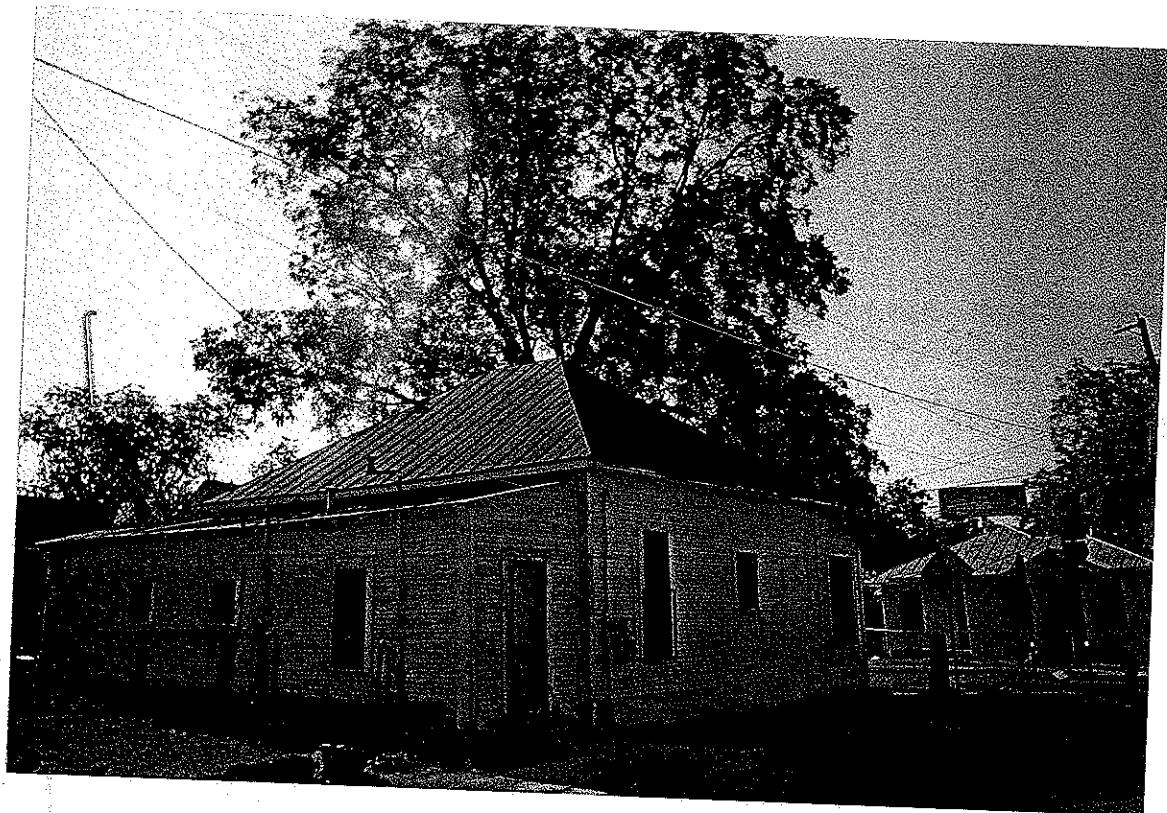
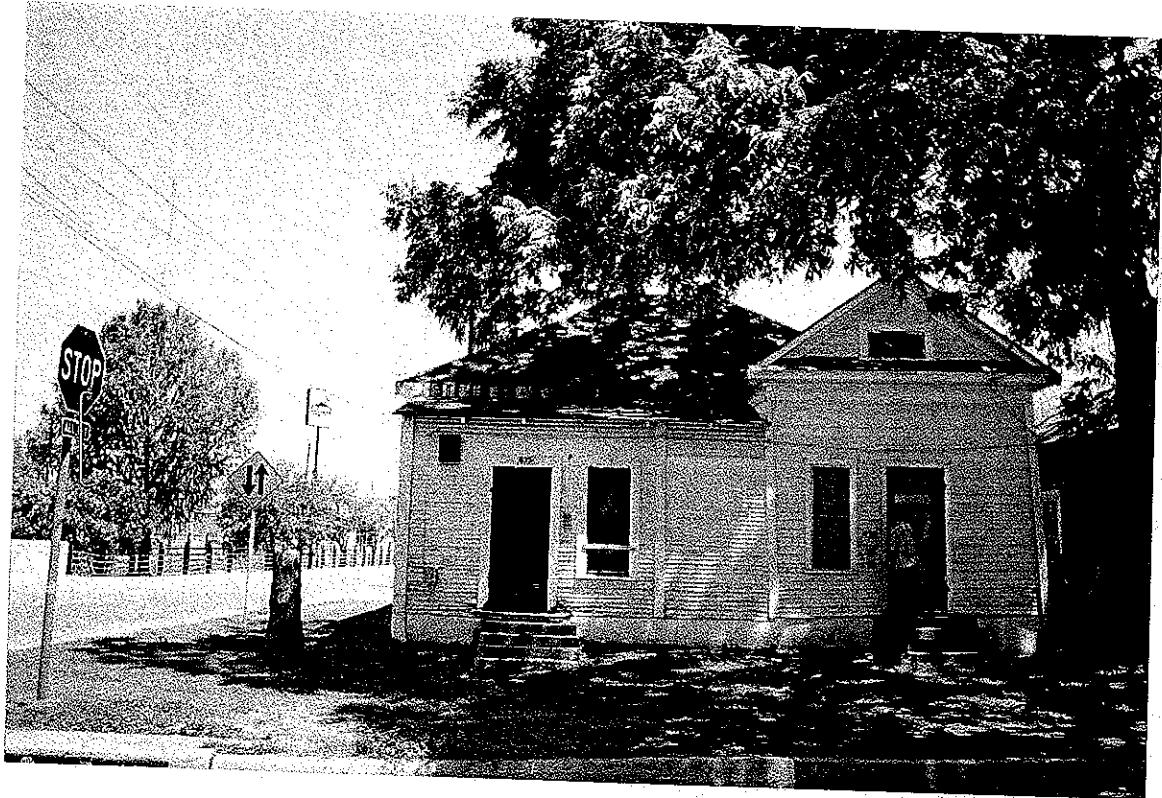
PREPARED BY: CADENA & CADENA  
1203 W. Poplar Street  
San Antonio 7, Texas

PHONE: PE 2-6559

OB NO. \_\_\_\_\_







# HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 22

**HDRC CASE NO:** 2006-300

**IDENTIFIER:**

**ADDRESS:** 419 North Drive

**LEGAL DESCRIPTION:** NCB 7059 BLK 8 LOT 15, W 5 FT OF 14 & E 28 FT OF 16

**ZONING:** "R-6 H" Single Family Residential Historic District

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 7

**DISTRICT:** Monticello Park Historic District

**LANDMARK:**

**APPLICANT:** Alex and Debra Manrique

**OWNER:** Same

**TYPE OF WORK:** Painting

## **REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Final Approval to paint with the following colors:

1) Body - Green Tea Leaf

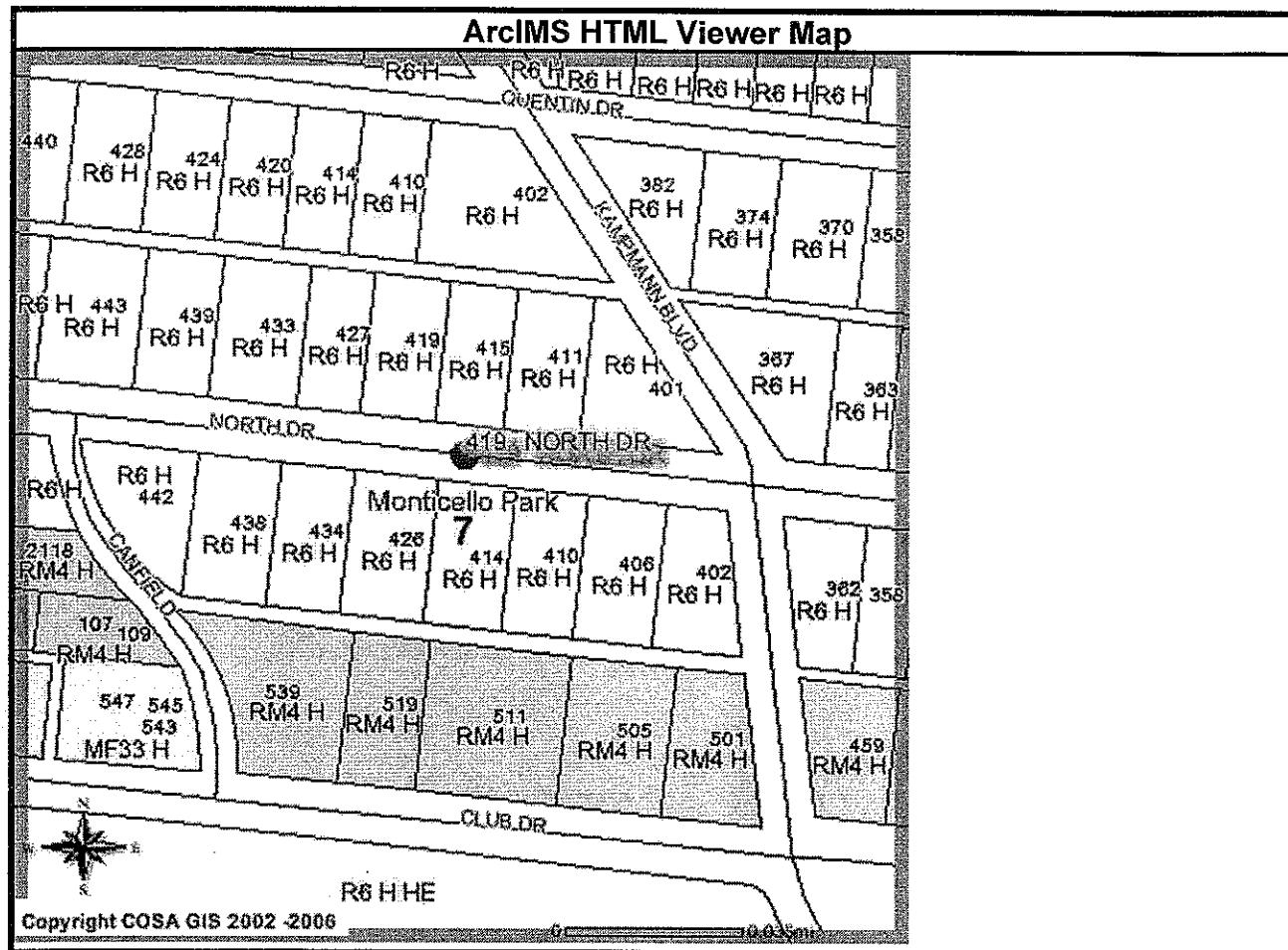
2) Trim - Bone White

The accompanying exhibits provide additional information.

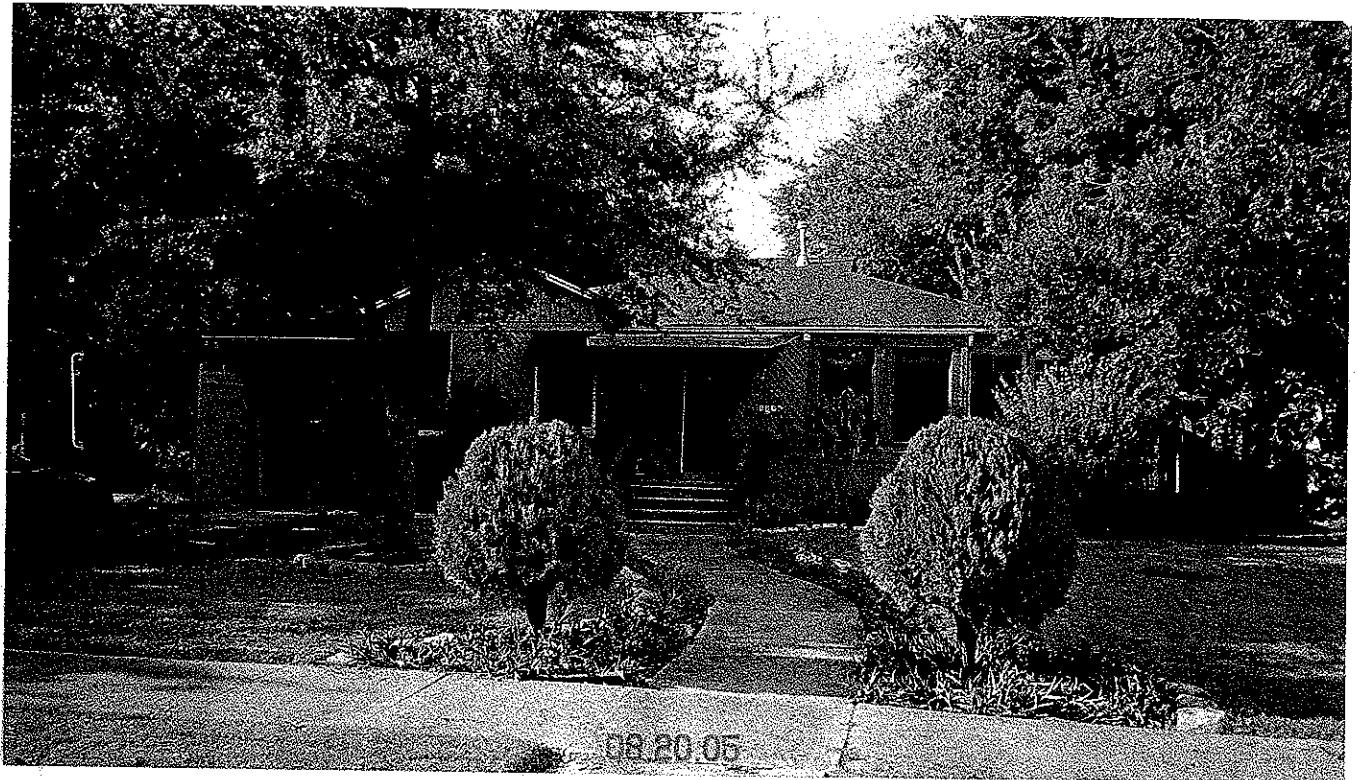
## **RECOMMENDATION:**

The staff recommends approval of this request as submitted. The proposed paint colors are esthetically appropriate for their setting and will have no adverse effects on the property or the district.

## **CASE COMMENTS:**



419 North



## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 23

**HDRC CASE NO:** 2006-301

**IDENTIFIER:**

**ADDRESS:** 411 SW 24th Street

**LEGAL DESCRIPTION:** Public ROW

**ZONING:**

**PUBLIC PROPERTY:** Public ROW along Commerce and SW 24th St.

**COUNCIL DISTRICT:** 5

**DISTRICT:**

**LANDMARK:**

**APPLICANT:** Our Lady of the Lake University

**OWNER:** Same

**TYPE OF WORK:** Pole Banners

### **REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Final Approval to install 24 pole banner for Our Lady of the Lake University to be located along Commerce Street to the east and west of SW 24th St. and along SW 24th St. in front of OLLU. The applicant is requesting the pole banners remain for a minimum of 90 days or until December 1, 2006.

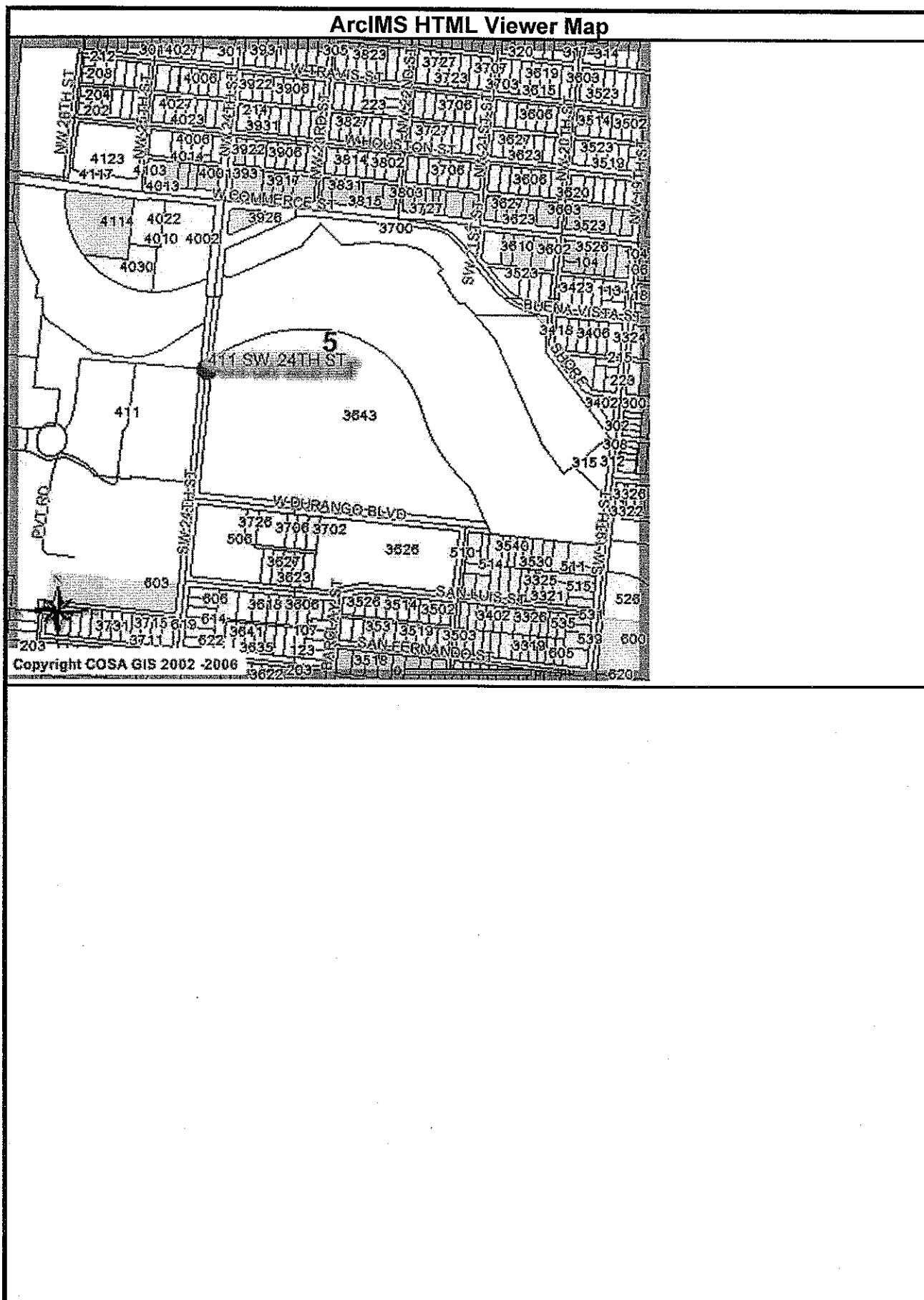
The accompanying exhibits provide additional information.

### **RECOMMENDATION:**

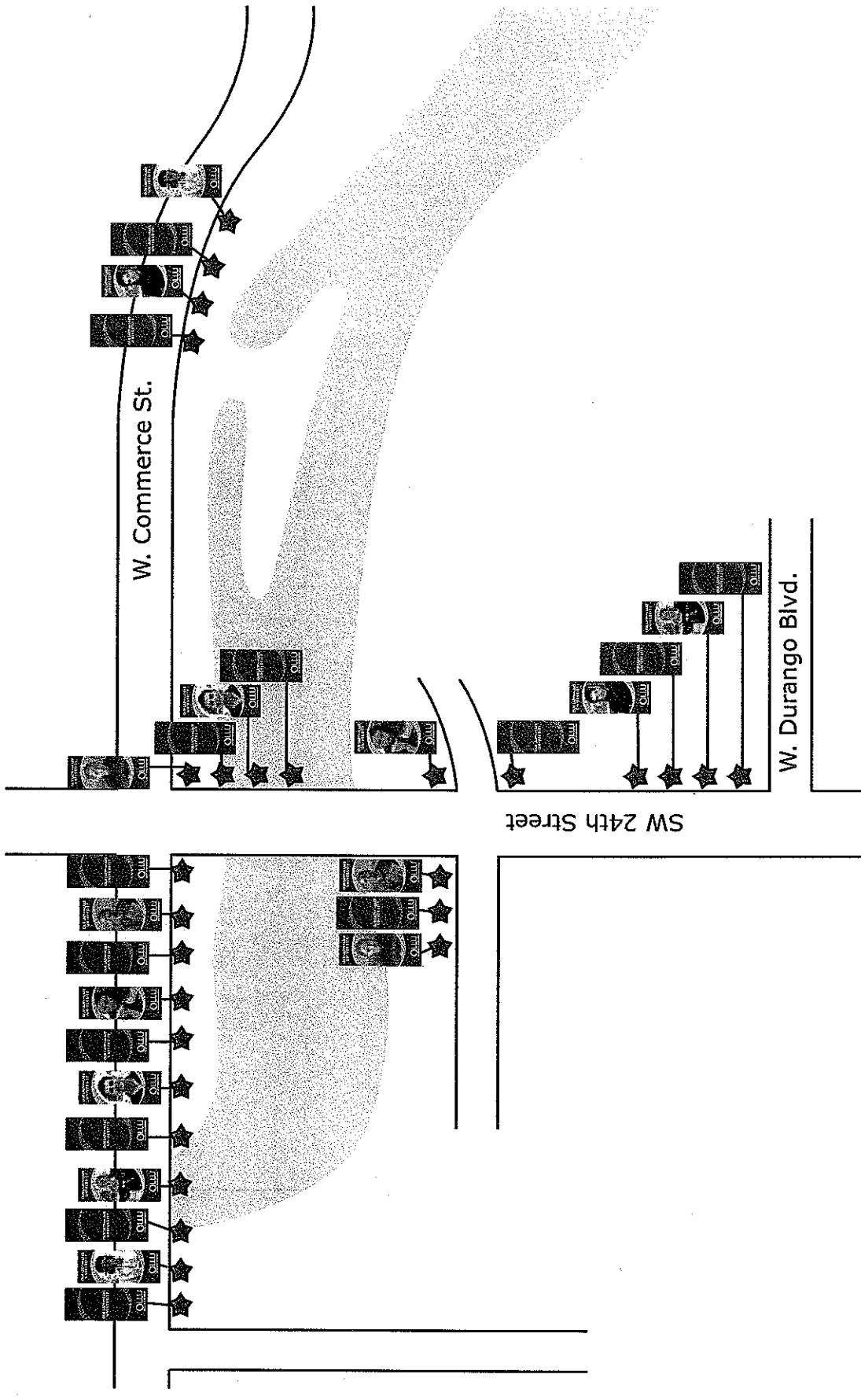
The staff recommends approval of this request as submitted. The proposed changes are temporary and appropriate for their setting and will have no adverse effects on the property or the district.

Nongovernmental banners are considered special purpose signs and are appropriate for decoration during special events (UDC 35-678 (j)) All special purpose signs shall be removed within thirty (30) days from the date of approval unless otherwise specified by the historic and design review commission (UDC 35-678 (h) RIO District Signs and Billboards).

### **CASE COMMENTS:**

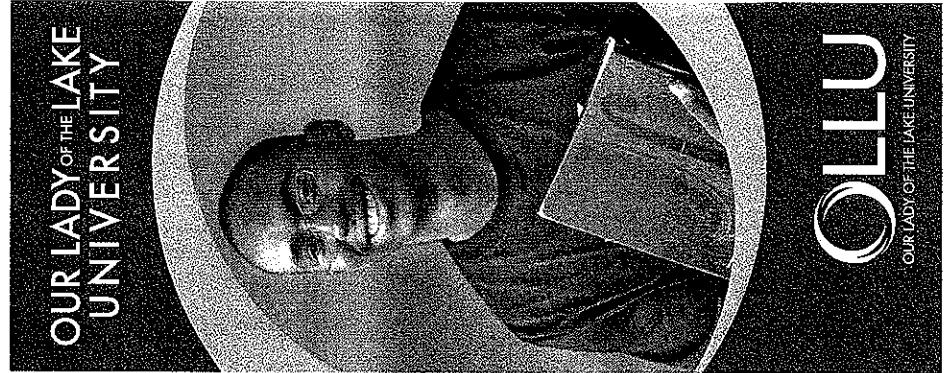


## Location of Banners



## Avenue Pole Banners

Banners are printed Double-Sided, at 28" x 76", on 13oz Vinyl



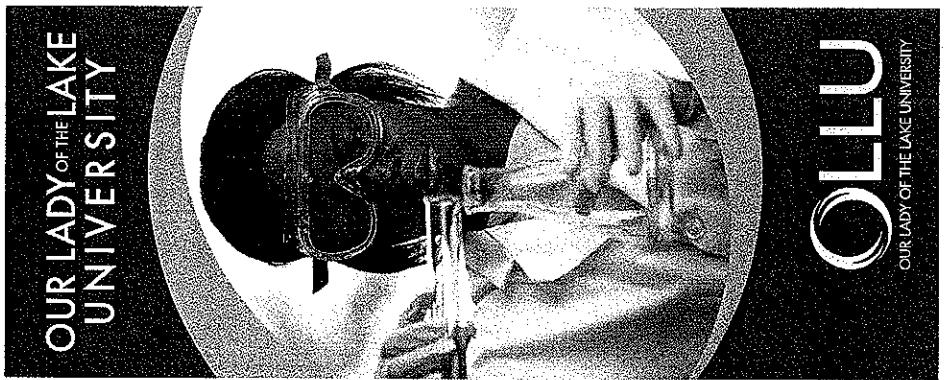
Student Banner 4



Student Banner 3

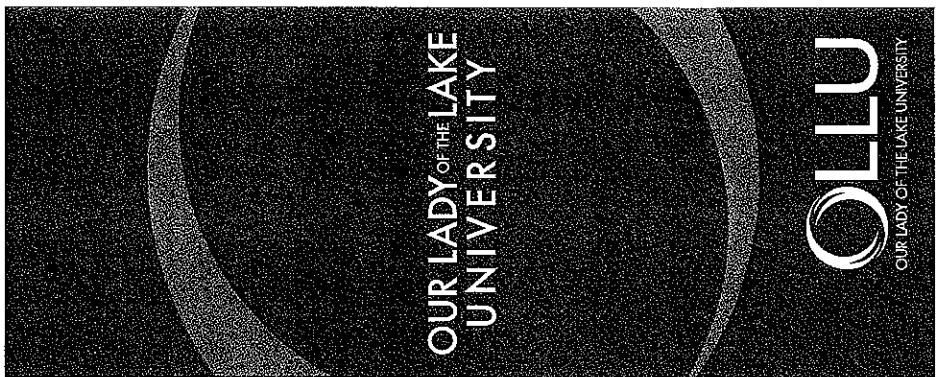


Student Banner 2



Student Banner 1





OLLU Banner



Student Banner 7



Student Banner 6

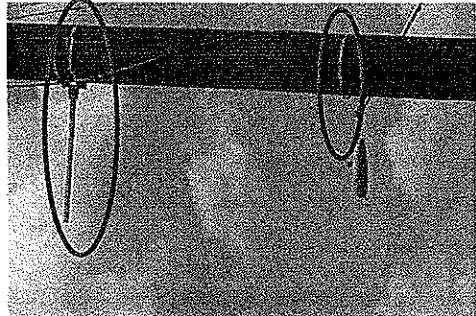
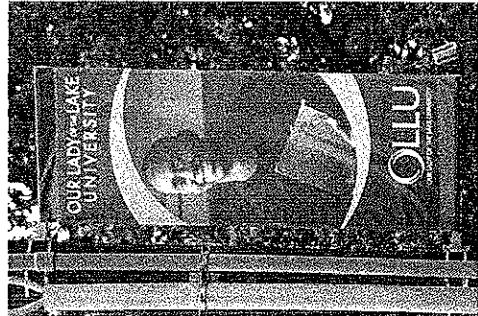


Student Banner 5

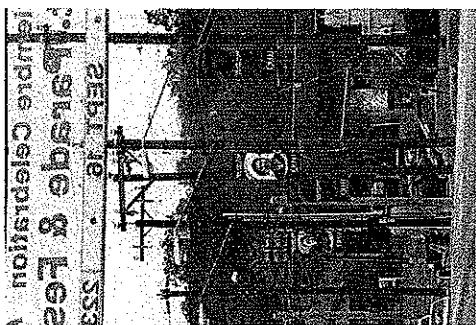
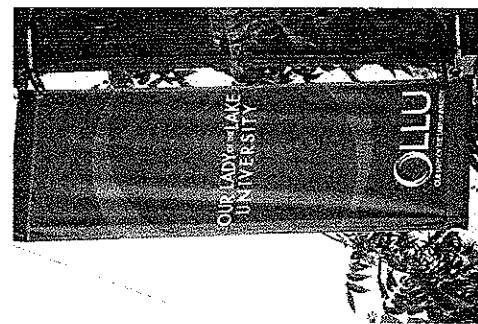


OUR LADY OF THE LAKE UNIVERSITY

## Photos of Banners



Banner Brackets





# CITY OF SAN ANTONIO

**PATTI RADLE**  
CITY COUNCILWOMAN  
DISTRICT 5

August 21, 2006

To whom it may concern:

Our Lady of the Lake University (OLLU) is a strong visual and educational presence in San Antonio's Westside community. As councilwoman representing District 5, I recommend that OLLU further this presence by installing flags bearing the OLLU logo on existing poles along Commerce and 24<sup>th</sup> Streets.

Flags on Commerce St. should begin east of 24<sup>th</sup> Street, near the OLLU brick sign on the corner, and extend west to the OLLU Commerce St. entrance. Flags should also be placed on 24<sup>th</sup> Street from Commerce Street to El Paso Street.

Our Lady of the Lake University and District 5 have worked closely as community partners to revitalize the neighborhood surrounding OLLU, as well as San Antonio's Westside community. The placement of the flags will further generate excitement towards a community of neighborhoods working hand-in-hand to rejuvenate this area.

I hereby request any necessary permits to be granted to Our Lady of the Lake University for the placement of the abovementioned flags for the period of time to begin August 21, 2006 and ending at the discretion of the University's president, Tessa Martinez Pollack, Ph.D.

Respectfully,

  
Patti Radle  
Councilwoman  
District 5

MAILING:  
P.O. Box 839966  
SAN ANTONIO, TEXAS 78283-3966

CITY OF SAN ANTONIO, TEXAS  
CITY HALL (210) 207-7043 TTY: (210) 207-4869  
FAX (210) 207-2027  
E-mail: [district5@sanantonio.gov](mailto:district5@sanantonio.gov)

**INDIVIDUAL  
CONSIDERATION**

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 24

**HDRC CASE NO:** 2006-281

**IDENTIFIER:**

**ADDRESS:** 320 Quentin Drive

**LEGAL DESCRIPTION:** NCB 7026 BLK 5 LOT E 25 FT OF 34 & W 35 FT OF 35

**ZONING:** "R-6 H" Single-Family Residential, Historic District

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 7

**DISTRICT:** Monticello Park Historic District

**LANDMARK:**

**APPLICANT:** Hilario S. and Maria T. Solis

**OWNER:** Same

**TYPE OF WORK:** New Construction - garage

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Final Approval to construct a 31 ft. wide by 16 ft. high stucco finish garage at the rear of the property.

The accompanying exhibits provide additional information.

**RECOMMENDATION:**

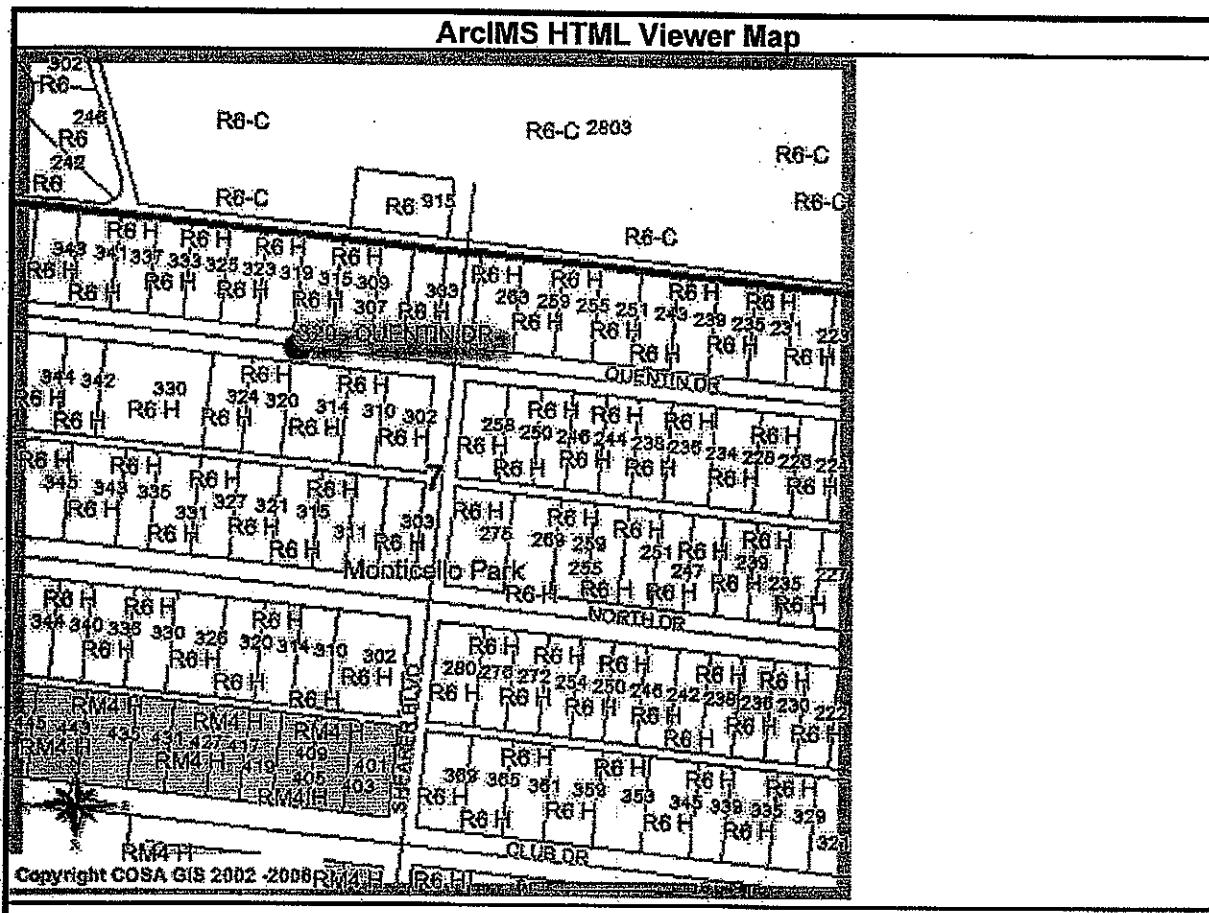
The staff recommends approval of this request as submitted with the stipulation that the garage be limited to 10 ft. high walls. The proposed changes are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

**CASE COMMENTS:**

Approval to demolish previous garage was granted in August 2005.

Applicant states he plans to restore classic cars in this garage.

Referred to Architectural Committee for on-site visit on September 6, 2006. The Architectural Committee met on site September 14, 2006.

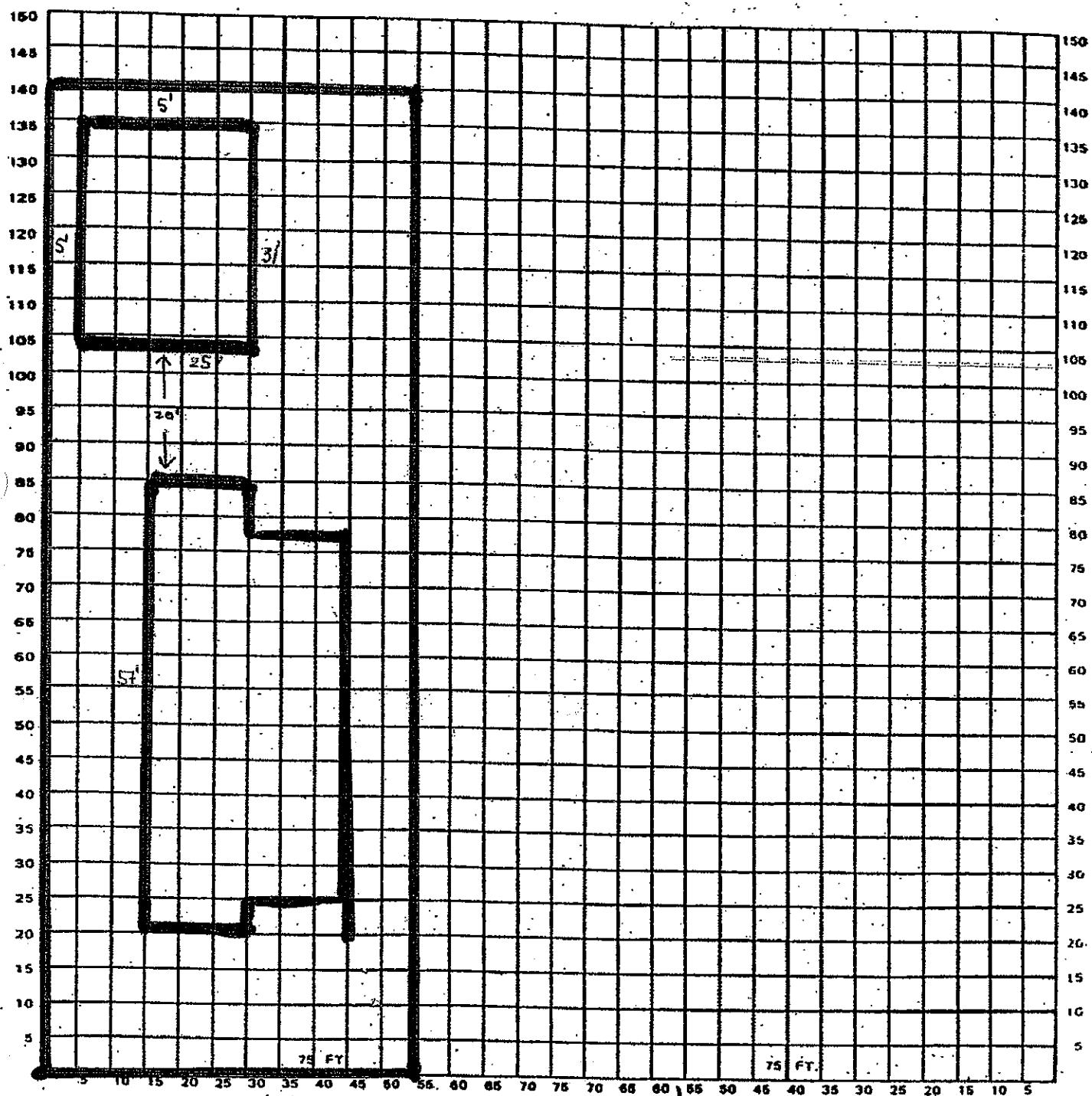


PLOT PLAN

FOR  
BLDG. PERMIT

Address 320 Quentin

Lot DT344 Pt 35 Block 5 N.C.B. 7026

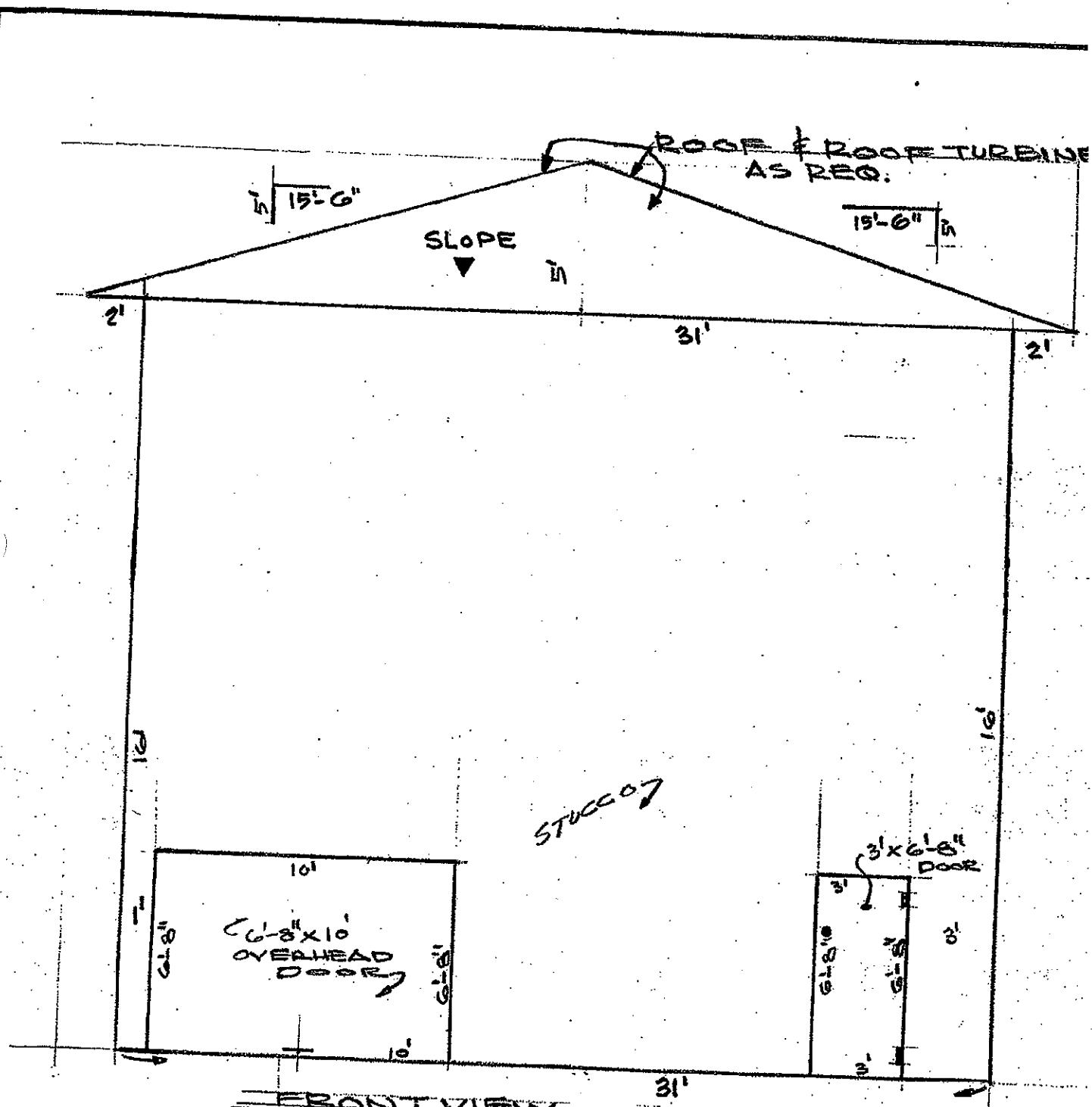


I certify that the above plot plan shows all improvements on this property.

16 Aug 04  
Date

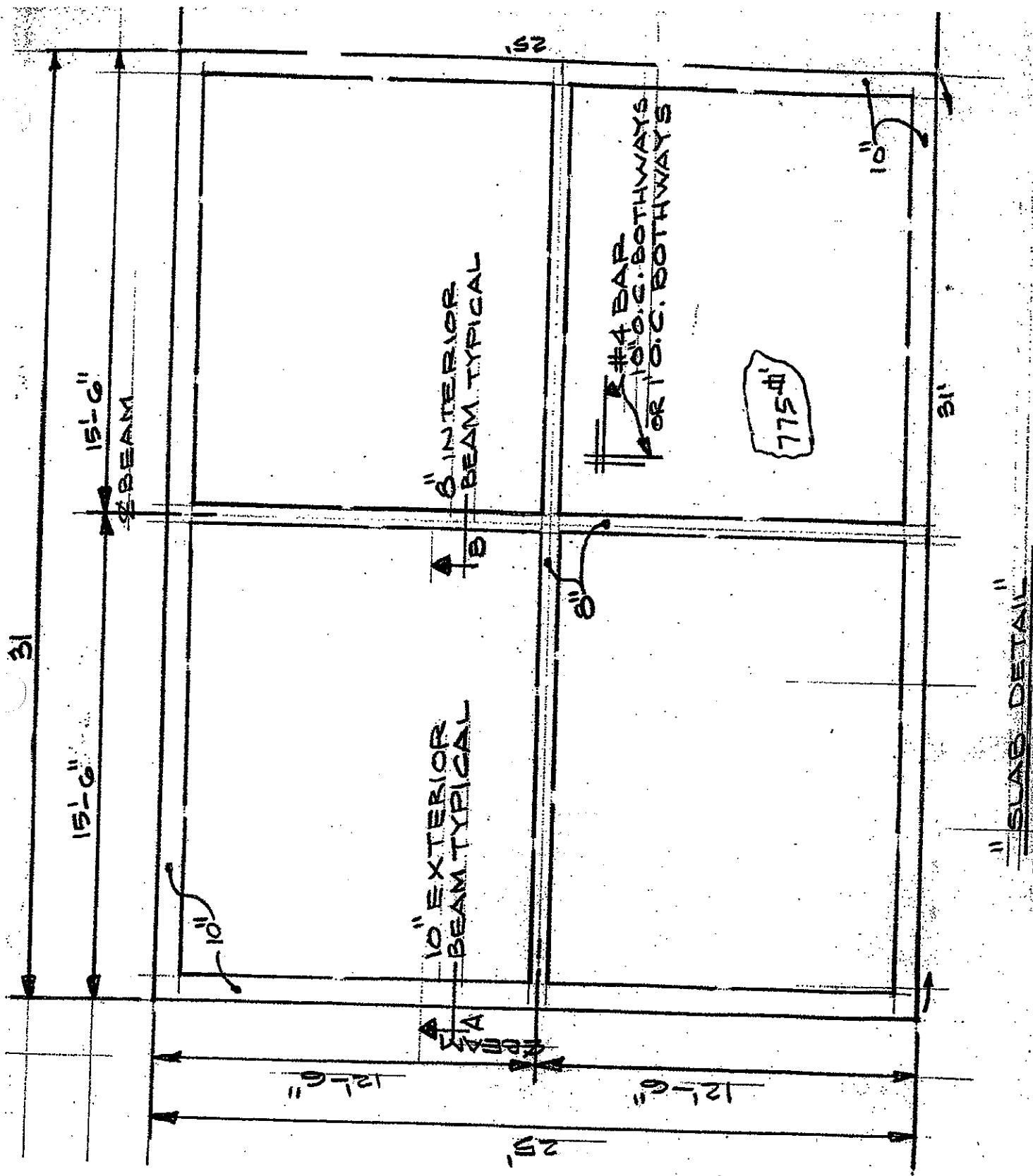
[Signature]  
Signature of Applicant

Digitized by srujanika@gmail.com

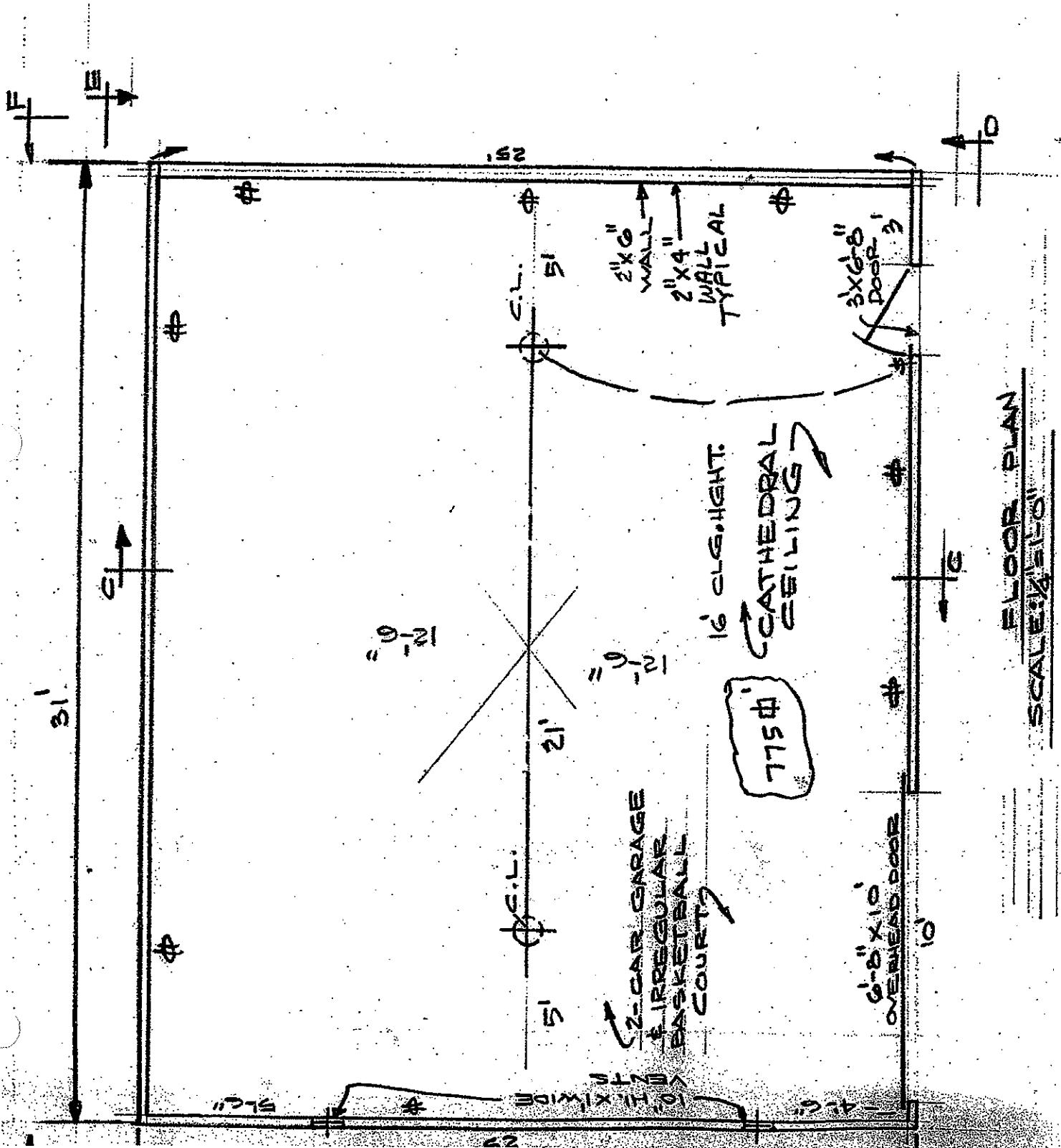


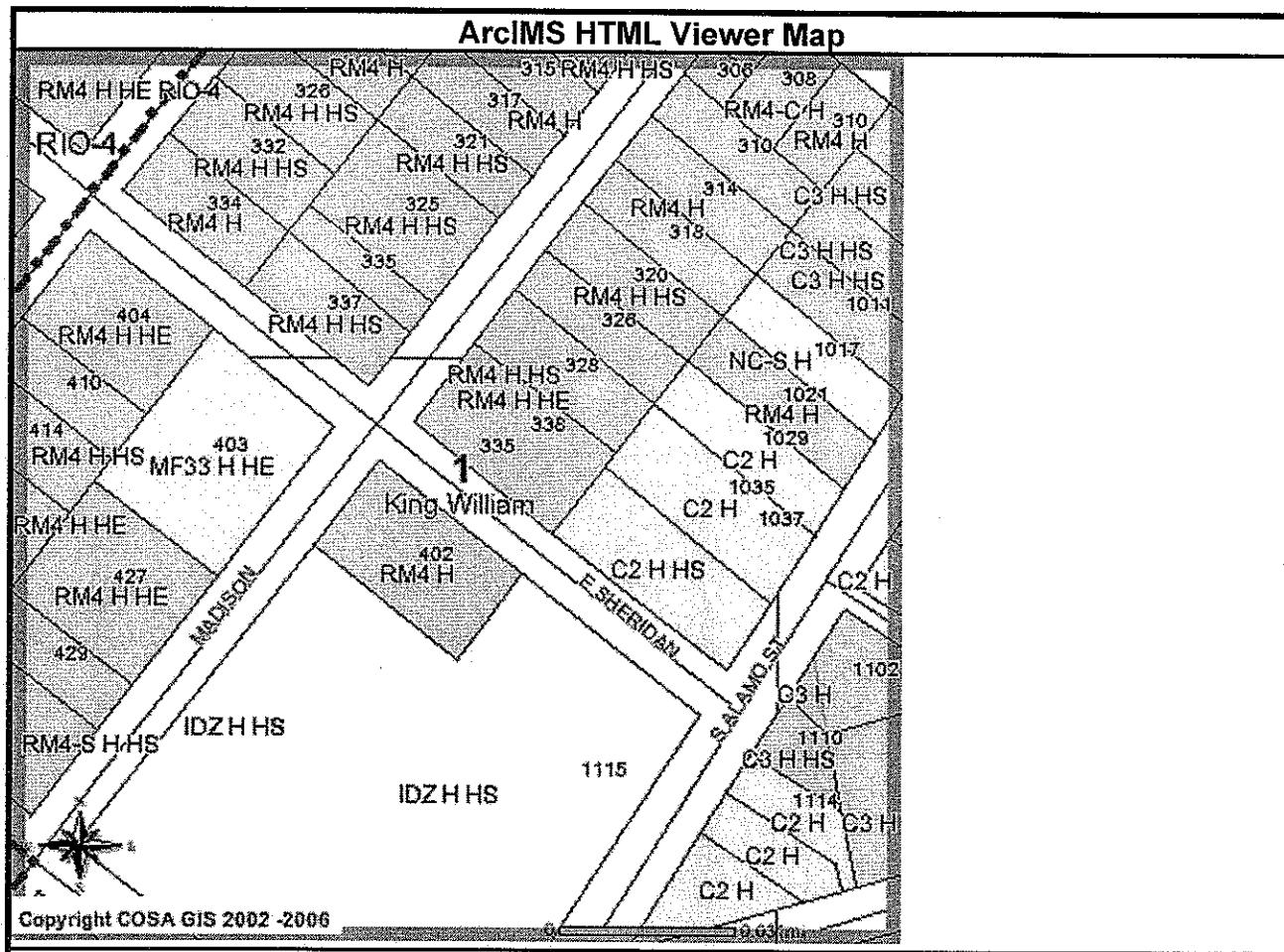
FRONT VIEW

VIEW "D" OF 320 QUENTIN SOLIS FAMILY  
SCALE:  $\frac{1}{4}$ " = 1'-0"



" SLAB DETAILS "



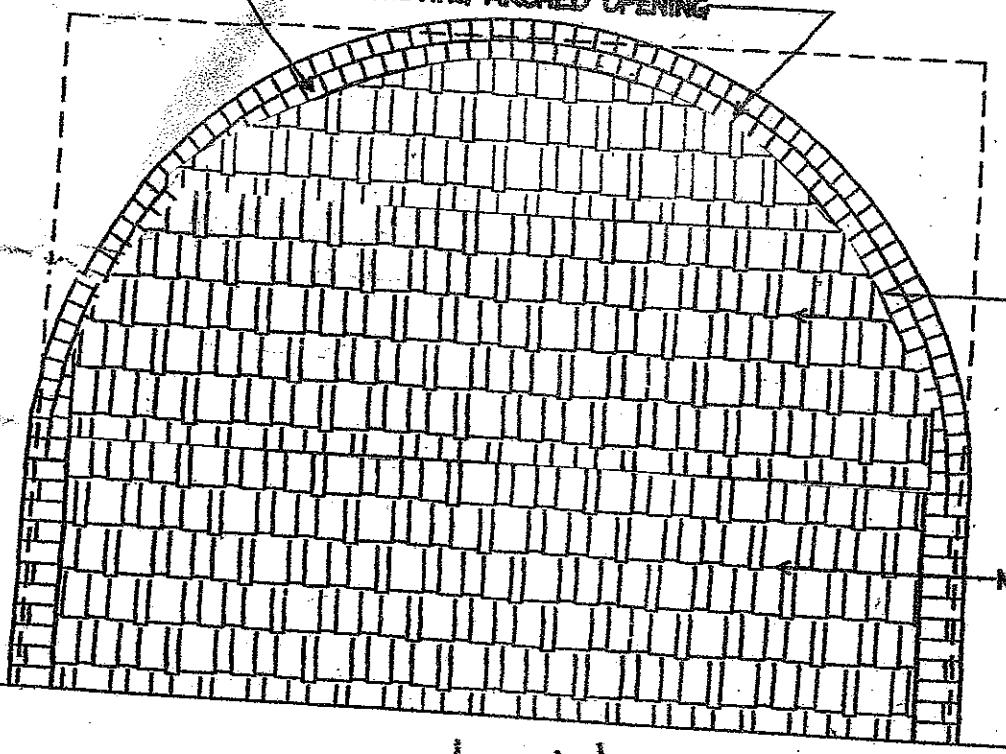




B4/A-1

EXISTING ARCHED OPENING

A



+ - 10'

B1

## EXTERIOR ELEVATION

SCALE 1/2" = 1'-0"

window

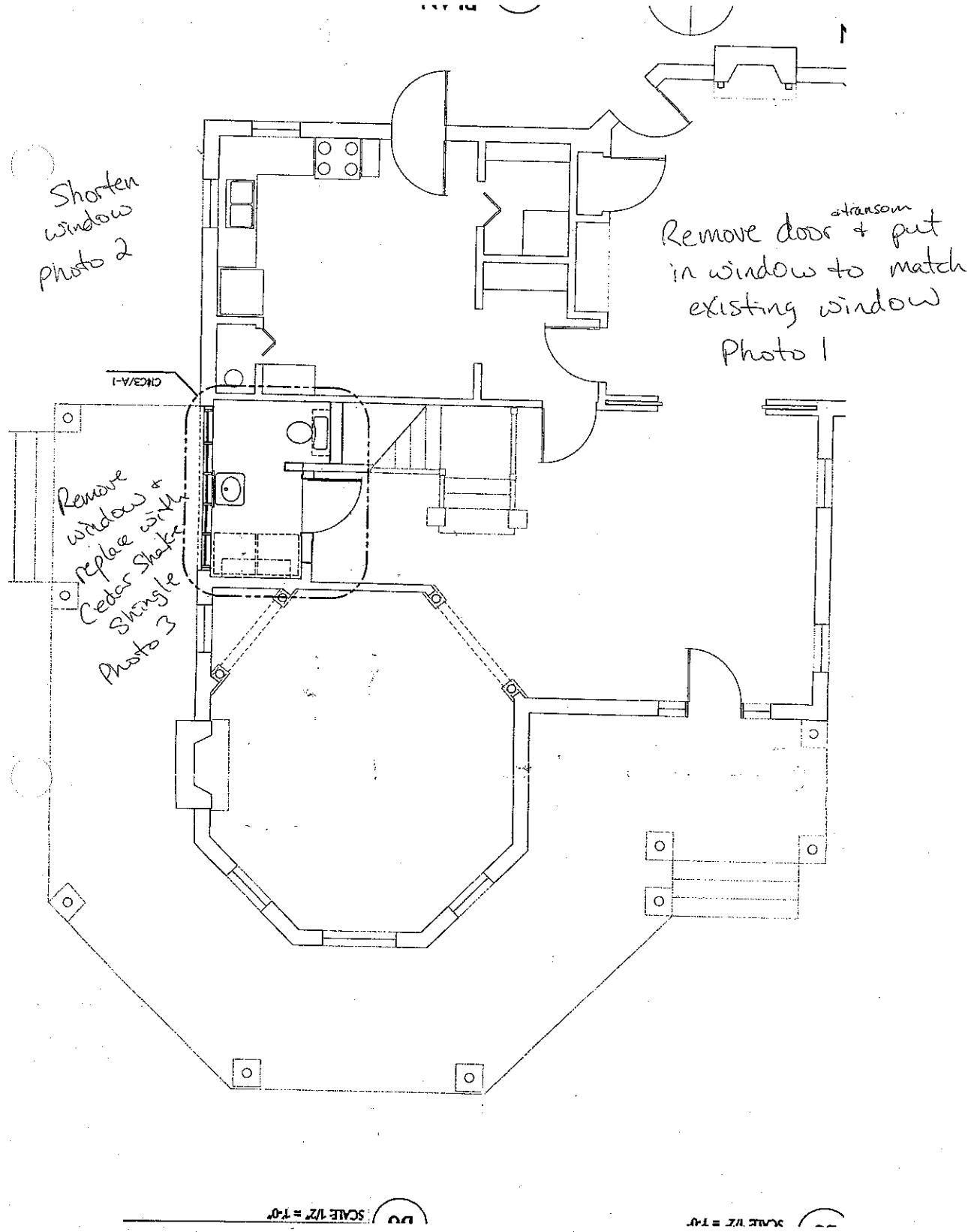
B2

B

RELOCATE EXISTING  
DOOR (SEE C3/A-1  
FOR NEW LOCATION)

(142) DK.CYAN = 0.25mm @ 30%  
(252) DK.GREY = 0.13mm @ 30%

K = 0.18  
K.YELLOW = 0.25mm @ 30%  
K = 40%  
K = 40%



402 Madison



## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 25

**HDRC CASE NO:** 2006-280

**IDENTIFIER:**

**ADDRESS:** 402 Madison

**LEGAL DESCRIPTION:** NCB 747 BLK 6 LOT 10& 11

**ZONING:** "RM-4 H" Mixed Residential Historic District ct

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 1

**DISTRICT:** King William Historic District

**LANDMARK:**

**APPLICANT:** Minnie Garza-Jaber & Ismail Jaber

**OWNER:** Same

**TYPE OF WORK:** Exterior Renovations

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Final Approval to:

1. Cover arched bathroom window facing Sheridan with similar shingles.
2. Shorten windows in kitchen. The existing windows will be re-used.
3. Convert back door with transom to a window to match existing windows
4. Paint the house with the following colors;
  - a) Siding - Oatlands Daisy (yellow)
  - b) Trim - Churchill Hotel Navajo White (pale yellow)
  - c) Porch - Redstone Lasso (light moss green)

The accompanying exhibits provide additional information.

**RECOMMENDATION:**

Staff recommends approval of items 2. Shortening the kitchen windows, 3. Converting the back door to a window, & 4. Paint colors.

and denial of Item 1. Covering arched bathroom window with shingles.

**CASE COMMENTS:**

Referred to Architectural Committee on September 6, 2006 for an on-site visit. The Architectural committee met on site September 14, 2006.

**RIO**

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 26

**HDRC CASE NO:** 2006-302

**IDENTIFIER:** CoSA San Antonio River Improvements Art Master Plan

**ADDRESS:** Riverwalk - various locations

**LEGAL DESCRIPTION:**

**ZONING:**

**PUBLIC PROPERTY:** Riverwalk

**COUNCIL DISTRICT:** 1.

**DISTRICT:** RIO-3

**LANDMARK:**

**APPLICANT:** City of San Antonio - James Leflore

**OWNER:** City of San Antonio

**TYPE OF WORK:** Master Plan document

### **REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Final Approval for the City of San Antonio River Improvements Art Master Plan (SARIP Art Plan) entitled "Currents and Eddies: Toward a Confluence of People, Nature, culture and the Built Environment".

The accompanying exhibits provide additional information.

### **RECOMMENDATION:**

Staff recommends approval of the City of San Antonio River Improvements Art Master Plan, a 30 year vision to aesthetically enhance the San Antonio River. This Plan has been developed with oversight from San Antonio River Oversight Committee, San Antonio River Oversight Committee Art Plan subcommittee, San Antonio River Authority, San Antonio River Foundation, City of San Antonio Public Works, Historic Design & Review Commission, Public Art Committee, local artists, architects, engineers, property owners and other stakeholders.

### **CASE COMMENTS:**

The complete Art Master Plan may be viewed at

[www.sanantonioriver.org/pdfs/Currents\\_and\\_Eddies\\_May8\\_red.pdf](http://www.sanantonioriver.org/pdfs/Currents_and_Eddies_May8_red.pdf)

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
San Antonio River Improvements Art Master Plan

06 AUG -2 PM 2:56

Applicant seeks final approval for the City of San Antonio River Improvements Art Master Plan (or the "SARIP Art Plan.") Developed by Lorna Jordan Studios in conjunction with Bender Wells Clark Design, the plan is entitled "Currents and Eddies: Toward a Confluence of People, Nature, Culture, and the Built Environment."

As part of this document, Lorna Jordan Studios has provided concept designs of two pilot art projects located in the Museum and Mission Reaches, respectively.

#### **Background**

The Art Plan represents a community-driven, 30-year vision to aesthetically enhance plan is part of the San Antonio River Improvements Project, a multi-year, \$147 million initiative led by the San Antonio River Oversight Committee. Currently under design, the SARIP's goals are to restore and enhance the San Antonio River in areas north and south of downtown. SARIP currently addresses river improvements in three unique "reaches" extending over 13 miles in scope.

#### **The Art Plan**

The Art Plan has incorporated extensive research and coordination with SARIP design teams, and is a result of close oversight by the San Antonio River Oversight Committee (SAROC), SAROC Art Plan Subcommittee, San Antonio River Authority, San Antonio River Foundation, City of San Antonio Public Works, Historic and Design Review Commission, Public Art Committee, local artists, architects, engineers, developers, community residents, property owners, and other stakeholders.

#### **Concept designs for Grotto Theater and Confluence Theater**

Conceptual designs are incorporated into the plan, featuring two system-scale artworks that serve as pilot projects for the plan development: *Grotto Theater* and *Confluence Theater*.

*Grotto Theater* is located at a sloped, triangular site created by the convergence of two bridges at Camden and Newell Streets. Referencing the importance of the Balcones Escarpment and Edwards Aquifer, the project is comprised of a pocket park/amphitheater and street level connection winding down to the river on the east bank, as well as a curvilinear grotto tucked into the bank across the River.

*Confluence Theater* is located in a sloped triangular-shaped landform defined by the confluence of the San Pedro Creek and the San Antonio River. The design consists of an architectural/sculptural sequence and backdrop, an informal amphitheater, a performance/gathering place, water elements/infrastructure, ecological enhancements, and trails.

The Art Plan was presented and accepted by SAROC on April 17, 2006. It can be found in its entirety at the following link: [www.sanantonioriver.org/pdfs/Currents and Eddies May8 red.pdf](http://www.sanantonioriver.org/pdfs/Currents and Eddies May8 red.pdf).

#### **Enclosures:**

- 1) Table of Contents
- 2) Executive Summary
- 3) Pilot Project Concept Designs

# Currents & Eddies

*Towards an aesthetic confluence of  
people, nature, culture, and built environment*



CITY OF SAN ANTONIO SARIP  
ART MASTER PLAN 30 YEAR VISION  
LORNA JORDAN STUDIO  
IN ASSOCIATION WITH  
BENDER WELLS CLARK DESIGN  
MAY 8, 2006

**Prepared by**

LORNA JORDAN STUDIO

Lorna Jordan, Artist & Team Leader

Daniel Winterbottom

Fred Young

Vinita Sidhu

Kari Stiles

Phil Kovacevich, Graphic Design

BENDER WELLS CLARK DESIGN

Larry Clark

Beth Wells

Ben Vierville

**For**

CITY OF SAN ANTONIO

SAN ANTONIO RIVER AUTHORITY

SAN ANTONIO RIVER OVERSIGHT COMMITTEE

PROJECT MANAGERS

James M. LeFlore, Public Art Design &  
Enhancement Program

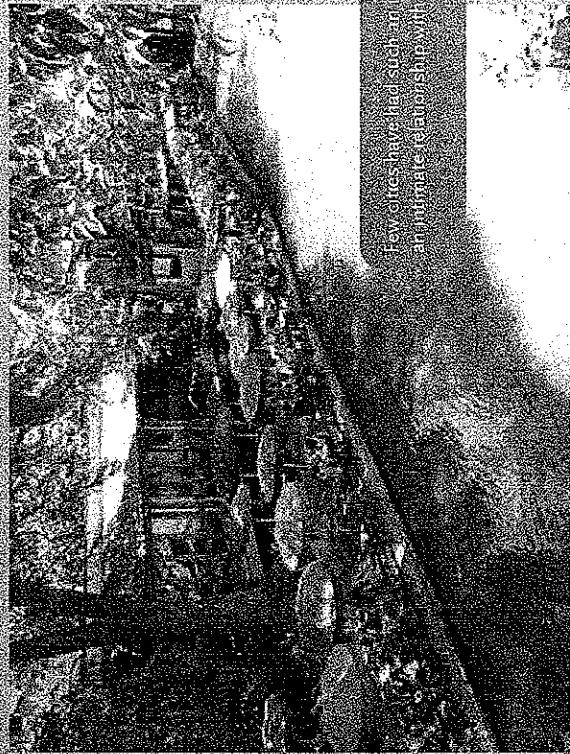
Mark Sorenson, San Antonio River Authority,  
Engineering Services

This document is prepared for internal use as a planning tool. Distribution does not constitute publication.  
Art plan theme/graphics and conceptual design text/drawings © 2006 Lorna Jordan

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The City of San Antonio's River Master plan identifies the San Antonio River, its tributaries, Natural Processes, Interactions, Landmarks, Connections, Gathering Places, and Events—*as a system*—in the Physical System of Currents, Eddies, and Currents, *as drawing lines*, Unexpected and Challenging Experiences.



For other hydrological studies, see [www.sanantonio.gov/2007/01/01/hydrologic-studies](http://www.sanantonio.gov/2007/01/01/hydrologic-studies).  
For more information on the relationship between the river and the city, see [www.sanantonio.gov/2007/01/01/city-and-river](http://www.sanantonio.gov/2007/01/01/city-and-river).



# Executive Summary

## Project Background

The historic San Antonio River defines and connects the fabric of the city. Each year the world-renowned River Walk draws millions of visitors. Yet, miles of urban river with untapped potential lie beyond downtown and the famed Paseo del Rio. The San Antonio River Improvements Project (SARIP) aims to revitalize and enhance 13 miles of the San Antonio River both north and south of downtown. These improvements will set the framework for an urban context in the Museum Reach to revitalize urban neighborhoods; restore the Eagleland and Mission Reaches; and develop a continuous pedestrian and bike linkage from the origin of the river to the south. The continuous pathway for hikers and bicyclists will connect the entire river from the river's headwaters at Brackenridge Park to Mission Espada to the south and will tie into key destinations along the way.

In 2004, the City of San Antonio's Public Art Design and Enhancement program recognized the need for an Art Plan for the San Antonio River to address the current SARIP and beyond. The City of San Antonio (COSA) subsequently provided funding for the COSEA SARIP Art Master Plan (Art Plan) and authorized the San Antonio River Authority to incorporate the art planning process into the overall SARIP project management effort. Artist Lorna Jordan was selected to lead the planning team.

## Plan Area

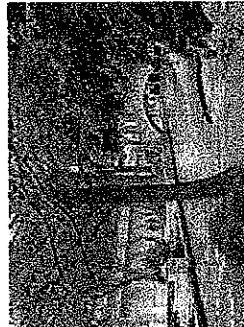
The Art Plan addresses the San Antonio River from its origins at the Blue Hole above Hildebrand Avenue to below Mission Espada, with the exception of the Downtown area of the river from Lavington Avenue to South Alamo Street. It encompasses three reaches for an entire project length of about 13 linear miles: the Museum Reach; the Eagleland Reach; and the Mission Reach.

## Art Plan

The Art Plan incorporates extensive research; site analysis; the concerns of the community; the guidance of the San Antonio River Oversight Committee (SAROC); the SAROC Public Art Master Plan Subcommittee; and the San Antonio River Foundation; and the perspective of staff from the City of San Antonio and the San Antonio River Authority. It also incorporates some of the recommendations outlined in schematic design documents created by Ford, Powell & Carson in the Museum Reach; Bender, Wells Clark Design in the Eagleland Reach; and Carter & Burgess in the Mission Reach. In addition to the results of the collective planning effort, the Art Plan reflects Lorna Jordan's approach to environmental artmaking/planning as well as her ongoing exploration of watersheds.

Lorna Jordan Studio, in association with Bender Wells Clark Design, was retained in August 2005 to provide an Art Plan and Conceptual Designs for the Museum and Mission Reaches. The team's charge was to:

- 1) Participate in Art Plan meetings/work sessions with the client, the River Oversight Committee, the design teams for the Museum, Eagleland, and Mission Reaches, and community stakeholders
- 2) Create and implement a comprehensive process to build consensus
- 3) Develop an Art Master Plan that would:
  - a) Explore how the region's natural and cultural values and trends can be powerfully linked through public art and design enhancement, including the application of environmental art, eco-art, and craft traditions
  - b) Create diverse public art experiences along the river that help connect and identify important destinations and recreation opportunities, and that reinforce the unique cultural, historical, and environmental significance of the San Antonio River
  - c) Establish SARIP public art excellence as the key criterion for future development along the San Antonio River
  - d) Identify relationships between the river's natural functions and the urban functions of design and development, and find innovative and interactive methods to educate and involve children through art
  - e) Integrate public artworks into SARIP open spaces, urban areas, trails, and infrastructure
  - f) Consider long-term maintenance and preservation of artworks
  - g) Envision public art in the context of the entire SARIP, a fully continuous linear park, extending along the San Antonio River from the Museum Reach to the north, and the Historic Reach to the south
  - h) Evaluate the appropriateness of specific public art sites, artists, memorials, and dedicated spaces along the river
  - i) Consider the community, public and private agencies, and the river's management system
  - j) Recognize SARIP future public art opportunities and connectivity to other public and private destinations, existing facilities, new development, and other resources
  - k) Interpret the historic significance of important sites along the San Antonio River through the development of public art
  - l) Be environmentally informed and sensitive, recognizing and understanding the role of the rivers' ecosystem and ensuring long-term sustainability
  - m) Include a phased implementation plan for public art pilot projects





#### Steps in Art Planning Process

- 1) Development of project approach
- 2) Research and background studies
- 3) Site analysis and evaluation
- 4) Meetings with museum and mission reach design teams
- 5) Community workshop
- 6) Concept synthesis
- 7) Mapping of potential art opportunities
- 8) Development of Art Plan concept and approach
- 9) Development of early conceptual design approach
- 10) Preparation of Draft Art Plan and conceptual designs
- 11) Meetings with Museum and Mission
- 12) Reach design teams
- 13) Meeting with River Oversight Committee to review Draft Art Plan and conceptual designs
- 14) Refinement of Art Plan and conceptual designs
- 14) Delivery of Art Plan and conceptual designs

#### The Unique Character of the Region

San Antonio has functioned as an oasis since its beginnings, and its inhabitants have always had a strong connection to the cycles and mysteries of its springs, creeks, and river. Events along the banks of the city's waterways tell the story of a remarkable interaction between humans and landscape. It is San Antonio's relationship with its river—and the urban water supply of the Edwards Aquifer—that offers the most powerful lens through which to view connections between the city's history, built environment, and natural setting.

The city is dependent upon the Hill Country's interlocking ecosystem of the aquifer, canyons, springs, rivers, ridges, mesas, and avens for its drinking water. Along the striking topographical feature called the Balcones Escarpment separating the high relief Edwards Plateau and the low-relief Coastal Plain, a series of upwellings along the "Texas Spring Line" became the headwaters for the San Antonio River, the Guadalupe River, and other watercourses that wind their way southeast to the Gulf of Mexico.

#### Community Workshop

On October 11, 2005, members of the San Antonio community participated in a community workshop. Lorna Jordan presented the team's work to date and gave examples of other projects to stimulate ideas and discussion. Participants were divided into groups to address the Museum Reach and the Eagleland/Mission Reaches. A series of mapping exercises and questions were divided into four sections. Participants were asked to describe three places along the San Antonio River that they were particularly attracted to; three places they felt could be improved; the "soul of the river"; and a vision of what the river could be. The community's input was used for further development of the Art Plan.

**San Antonio's unique character is the result of the interplay of a series of confluences that occur in and around the city. A cultural and environmental "edge condition" allows for a rich mix of cultures, species, ecological processes, and natural phenomena.**

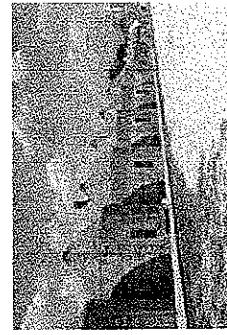
Within its South Central Texas context, San Antonio is at the confluence of several environmental conditions. Located at the crossroads of several important biotic regions, diverse ecological conditions yield an extraordinary variety of flora and fauna. Culturally, San Antonio is a cosmopolitan bridge that links Anglo and Latin America. The richness of the built environment can be attributed to the diverse ethnic groups that

have contributed to it over time. The city's historical legacy is carefully guarded and expanded as places are reused and recycled. Citizens want improvements to the river to be authentic and to serve the needs of the city.

#### Public Art Master Plan Vision

*Currents of Eddies towards an aesthetic confluence of people, nature, culture, and built environment*

The City of San Antonio SARIP Art Master Plan concaves of the river—its habitats, natural processes, infrastructure, pathways, connections, gathering places, and events—as a metaphorical and physical system of currents, eddies, and confluences providing unexpected and changing experiences. Artworks build upon the physical and metaphorical qualities of the river to yield an exquisite multidimensional flow. A stream of poetic narratives weaves throughout the river environment celebrating San Antonio's imagination, history, authenticity, diversity, ecology, innovation, festivals, ritual, and craft. The resulting art network becomes both stage set and player in the unfolding drama of the city's urban ecology. This network of systems, sites, and events triggers internal emotions and narratives.



### Art Project Scales

The San Antonio River can be considered a large social sculpture experienced at a variety of levels—from large system to intimate encounter. Human manipulations of and interactions with the river—natural, cultural, and technological—also occur at a variety of scales. To express an aesthetic about these experiences and interactions, art projects are conceived at four scales: system, reach, segment, and site/event. This reflects the diverse ways that artists think and work.

These four scales allow consideration of the San Antonio River as: a dynamic system of water sculpting land and supporting habitats; a series of pathways and gathering places along the river's banks; a place and cause for celebration; and a metaphorical wellspring for the individual's internal perceptions, emotions, and narratives. With a dynamic art network of projects weaving together at different scales, one can perceive the river as a larger system while experiencing an intimate encounter. Educational and temporary projects weave throughout the project to enhance the understanding of the river's multidimensional flows.

### System

The entire river system is considered within the framework of water, placemaking, and experience. This system-scale program simultaneously links and highlights the unique qualities of the Museum, Eagleland, and Mission Reaches. It includes pathways, gathering places, outdoor classrooms, events, ecological enhancements, natural infrastructure, and built infrastructure. Encounters with system-scale projects throughout the river offer place-based experiences that illuminate and dramatize

### Reach

Within the Museum, Eagleland, and Mission Reaches, a series of artist-initiated projects and community-based actions deepen and enrich the community's connection to the river. Opportunities include river mapping, artist residencies, educational programs, recycling stations, and events. In addition, a program of street-end pocket parks, community parks/open spaces, and green/blue streets tie the river back into adjacent neighborhoods.

### Segment

The Museum, Eagleland, and Mission Reaches are divided into 10 segments that are each assigned themes that are evocative of each segment's context. From north to south, these are: River Source, Crafts & Traditions, Historic & Innovative Water-works, Theater of Urban Ecology & Adaptive Re-Use, Spectacle & Infrastructure, Artist's Laboratory, Industry, Cultural History, Agriculture, and Ecology. Art opportunities include bridge underpasses and site furnishings (benches, tables, lights, drinking fountains, shelters, and smaller fixtures).

### Site/Event

Sites and events at specific places along the river provide opportunities to experience diverse expressions, cultures, and rituals. Site-integrated artworks draw the visitor into and enhance the experience of the natural, cultural, and/or built history of the place. These include gathering areas, street-level connections, footbridges, sound artworks,

### Natural & Built River Infrastructure

media works, and light works. Events include temporary cultural interactions with the river environment such as floating parades, feasts, celebrations, temporary art exhibits, and educational programs.

**Scale: System & Site/Event**

- Fluvial Geomorphologic
- River Improvements
- Earthworks & Constructed Islands
- Wetlands & Marshes
- Habitat Restoration
- Acequias
- Dams
- San Antonio River Tunnel inlet and outlet
- Retaining Walls
- Stormwater outfalls
- Green/Blue Streets

**Iconic & Media Artworks**

**Scale: Reach & Site/Event**

- Sound Art
- Video/LED Art
- Large-scale Sculptures
- Place Identifiers/Markers

**Events, Residencies, & Temporary Artworks**

**Scale: Reach & Site/Event**

- Street Level Connections & Trailheads
- Portals & Gateways
- Footbridges
- Trails
- Underpasses & Bridges
- River Access Ramps & Stairs
- Retaining Walls
- Site furnishings & Lighting

**Gathering Places**

**Scale: System & Site/Event**

- Overlooks
- Pocket Parks
- Street End Parks
- Community Parks/Open Spaces
- Plazas
- Amphitheaters
- Picnic Areas
- Gardens: Demonstration, Water, Healing, & Theater

**Outdoor Classrooms & Art Education Programs**

**Scale: Reach & Site/Event**

- Children's Play Areas
- Outdoor Classrooms
- Recycling Stations
- River Mapping
- Art & Environment Education: Exhibits, Events, & Curricula

**Lorna Jordan Studio:**  
**Conceptual Designs and Beyond**  
 Along the length of the San Antonio River in the Museum, Caglialard, and Mission Reaches, a system-scale program of integrated projects brings diverse expressions of water and placemaking into focus. Places and experiences highlight the rich layering of events, forces, influences, and materials that have or will affect the river. Projects reflect human history as well as the language and origin of the river—its ecology, and its role in shaping the natural landscape and biology of the region. The projects are ecological enhancements; memory theaters; river connections; places for celebrations and events; and outdoor classrooms.

**GROTTO THEATER AND CONFLUENCE THEATER**  
 This Art Plan contains conceptual designs for two pilot projects within this system-scale program: the Grotto Theater in the Museum Reach and the Confluence Theater in the Mission Reach. The projects complement each other and work as a piece. They also lay the groundwork for future projects in this system-scale program. Finally, they act as catalysts for the Art Plan's implementation. The Grotto Theater reaches in two directions for its inspiration: beyond the river to the Edwards Aquifer and to the downtown River Walk. The Confluence Theater takes its inspiration from human history (missions, celebrations, acequias, and flood control); natural phenomena (floods, drought, springs, and fluvial geomorphology); and river ecology (habitat, wildlife, and plants).

criteria for mutually beneficial partnerships between government, adjacent landowners and/or arts organizations; artwork gifts; cash donations; donor recognition; and maintenance. It is suggested that the Implementation Plan be revised at least every five years to review accomplishments and set future priorities.

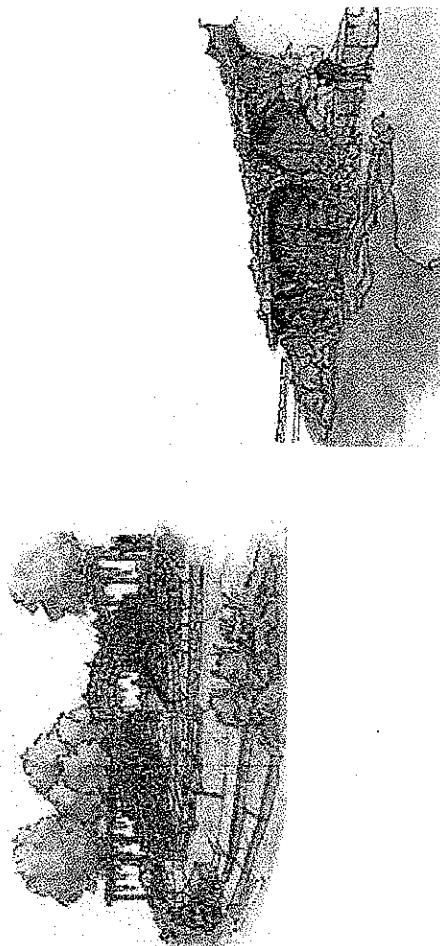
#### Next Steps

The Art Plan is a vision document, a planning tool, and a means to rally support and funding for recommended art projects. Over the course of 30 years, projects of various scales and types are developed, weaving a rich, aesthetic tapestry of artworks into the fabric of the river and city. Local, national, and international artists are engaged in the process of creating artworks throughout the river environment. Many projects include educational components that connect youth to the river and its ecology.

The goal has been to develop a compelling framework and program of innovative art projects that inspire people to act. The Art Plan can be used by artists, arts administrators, city planners, fund raisers, designers, developers, and others to implement various components of the Art Plan over time. A wide-ranging fundraising campaign by local citizens and development of strategic partnerships are necessary to fully realize the Art Plan vision.

It is recommended that a phased implementation Plan be developed as a next step. The Art Plan Team strongly recommends that at least one project from each of the four scales (system, reach, segment, and site/event) be implemented within the first phase to demonstrate the breadth and potential of the Art Plan.

The Implementation Plan can include both operational and strategic elements: art opportunity priorities; identification of funding sources; fundraising goals; general policies; procurement methods; selection processes; artist contract language; artist contract management; roles and responsibilities of various stakeholders;



# Concept Design Background

## WATER, PLACEMAKING, & EXPERIENCE: A SYSTEM-SCALE AESTHETIC FOR THE SAN ANTONIO RIVER

Artist Lorra Jordan was asked to develop conceptual designs for two pilot projects as part of the Art Plan—one in the Museum Reach and one in the Mission Reach. Inspired by SWA's Concept Design report for the San Antonio River Improvement Project, she places a strong emphasis on the interrelationships of water, people, and nature. Her conceptual designs lay the foundation for the creation of a system-scale program that addresses water placemaking, and experience. This system-scale approach simultaneously links and highlights the unique qualities of the Museum and Mission Reaches. The program addresses pathways, gathering places, natural infrastructure, ecological enhancements, built infrastructure, events, and outdoor classrooms.

**San Antonio & Water**  
As a place of settlement, San Antonio has been intimately linked to its waters. The Edwards Aquifer, artesian springs, and the San Antonio River provided water to sustain prehistoric Native Americans, nurtured the Spanish and their missions, and shaped the present city. The city's future will continue to be strongly influenced by the complex relationships between people, nature, technology, and water.

**Aesthetics and Sensory Qualities**  
Water is a poetic and mysterious substance—a theatrical performer inspiring contemplation, fear and awe. It moves through the landscape as trickle or torrent and can change forms from liquid, to solid, to vapor. Water sculpts, courses through and shapes subterranean channels and land surfaces. And it erodes and deposits sediments. Water reflects light and moves in rhythmic patterns both delicate and

thunderous. Cool, warm, or hot to the touch, water provides a respite from the harshness of the surrounding landscape. Water—pure and clean—quenches thirst and inspires imaginations.

### Ecology & Natural Processes

Water is the single most important force acting upon the San Antonio landscape. Water here can either be intermittently scarce or overabundant, arriving in dramatic bursts. These episodic and erratic patterns can leave the landscape seaked, flooded, scarred and desiccated. Plants, wildlife, and people of the region have adapted to these erratic rhythms, either finding cases or modifying behavior to take advantage of the sporadic, often unpredictable presence of water.

The city is dependent upon the Hill Country's interlocking ecosystem of the aquifer, canyons, springs, rivers, ridges, mesas, and caves for its drinking water. A series of upwelling along the "Texas Spring Line" became the headwaters for the San Antonio River, the Guadalupe River, and others that wind their way southeast to the Gulf of Mexico.

### Culture, Technology, and Development

Water has long been part of human rituals along the San Antonio River—bathing, swimming, drinking, gathering, celebrating, healing, irrigating, and fishing. Early on, water was used to power gristmills and was conveyed in acequias to irrigate agricultural lands. The river's creeks and acequias of the Spanish Colonial Period established San Antonio's original urban form and directed its early patterns of growth; these patterns can still be seen today in the streets of the city's core.

Today, a complex flood control system—the Olmos Dam, aquifer pumps, the bypass tunnel, and flood gates—controls the waters that alternately inundated downtown San Antonio during floods or disappeared during droughts. Water attracts visitors to the River Walk, a world-renowned model combining aesthetics and water infrastructure. River parades and celebrations are a regular occurrence along the River Walk.

### Concept Design and Beyond:

a system-scale aesthetic of water, place, & experience. Along the length of the San Antonio River in both the Museum and Mission Reaches, a system-scale art program weaves through the fabric of the river environment. Artworks focused upon water, place, and experience illuminate the rich layers or events, forces, influences, and materials that have or will affect the river. Projects reflect human history and people's interactions with the river as well as the language of river—its source, ecology, and role in shaping the natural landscape of the region. The projects are multivalent and become ecological enhancements, memory theaters, outdoor classrooms, and places for events/celebrations.

### Grotto Theater and Confluence Theater

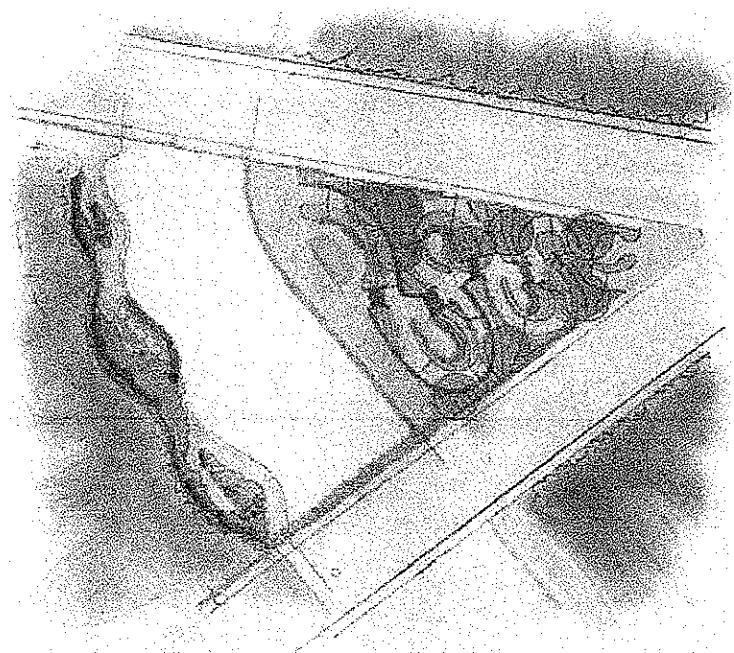
The pilot projects for this system-scale program include the Grotto Theater in the Museum Reach and the Confluence Theater in the Mission Reach. The projects complement one another and work as a piece. They also lay the groundwork for future artworks in this system-scale program.

**DESIGN INSPIRATIONS**  
The Grotto Theater reaches in two directions for its inspiration: Beyond the river to the Edwards Aquifer and to the downtown River Walk. The Confluence Theater takes its inspiration from human history (missions, celebrations, acequias, and flood control); natural phenomena (flooding, drought, springs, and fluvial geomorphology); and river ecology (habitat, wildlife, and plants).

### PHYSICAL SITES

Both the Grotto Theater and the Confluence Theater are sited on slopes that reach from neighborhood streets down to the river. The Grotto Theater also crosses the river to the opposite bank. In the next phase, the artist recommends that she develop the bridge and Mission Concepcion Portai to complete the vision for this part of the Mission Reach. Both sites are tilted isosceles triangles where the most theatrical aspects of the design are along the triangles base. This occurs at the highest elevation in the Confluence Theater and at the lowest elevation in the Grotto Theater. These varying positions allow for both prospect and refuge—conditions favorable to human survival and comfort.

# Grotto Theater



The Grotto Theater is located on a sloping triangular-shaped site defined by a confluence of two bridges on Camden Street and Newell Street. The Pearl Brewery/Turning Basin area lies to the north and Interstate 10 lies to the south. The artwork consists of a pocket park/amphitheater and street-level connection winding down to the river on the east bank and a curvilinear grotto tucked into the bank on the west bank. By considering both riverbanks, the art project addresses the entire experience of this place.

## Concept and Sources

For centuries, the Balcones landscape has been fractured by seismic activity along a fault and carved by waters coursing through subterranean channels. The Balcones Escarpment gives rise to the Texas Spring Line that funds the rivers of south Texas. As a result, San Antonio has long functioned as critical oases to both travelers and settlers.

The Grotto Theater references the Balcones Escarpment and the subterranean world of caves and flowing water in the Edwards Aquifer. It also edges the River Walk's materials and high level of craft.

## Pathways & Gathering Places

The Grotto Theater is a world apart from downtown city streets. Pathways extend along both banks of the river and a serpentine walk leads down through an amphitheater/pocket park from the interior section of Camden and Newell. Along the

west bank of the river, a curvilinear grotto extends from the Camden Underpass to the Newell Underpass. The industrial cave-like underpasses are integrated into the aquifer-inspired cave-like space in between.

As river barges and pedestrians move into the bridge underpass areas, they encounter a series of lit grotto chandeliers suspended above the water along with Grotto-like "Karst" formations along the riverbanks.

The pathway and barges then take visitors past the grotto, referencing the intricate weave of water and caverns in the Edwards Aquifer. This part of the artwork includes: overhangs, limestone/shale crevices, encrusted mosaics, ocular openings with light shafts, mosaic benches, plantings, springs, pools, and waterfalls. This is a theatrical space and a dark, fertile environment.

On the east bank, a pocket park/amphitheater makes reference to Edwards Plateau with its sink holes and canyons. An accessible pathway allows people to flow down into the river environment from street-level and to experience alternating views of the grotto on the opposite bank. The winding path and staircase open up into a series of pocketlike gathering spaces with mosaic benches. At the river's edge, people encounter a mosaic bench and retaining wall, plantings, a starway, and the entrance to the accessible ramped pathway leading up through the pocket park to street-level.

## Plantings

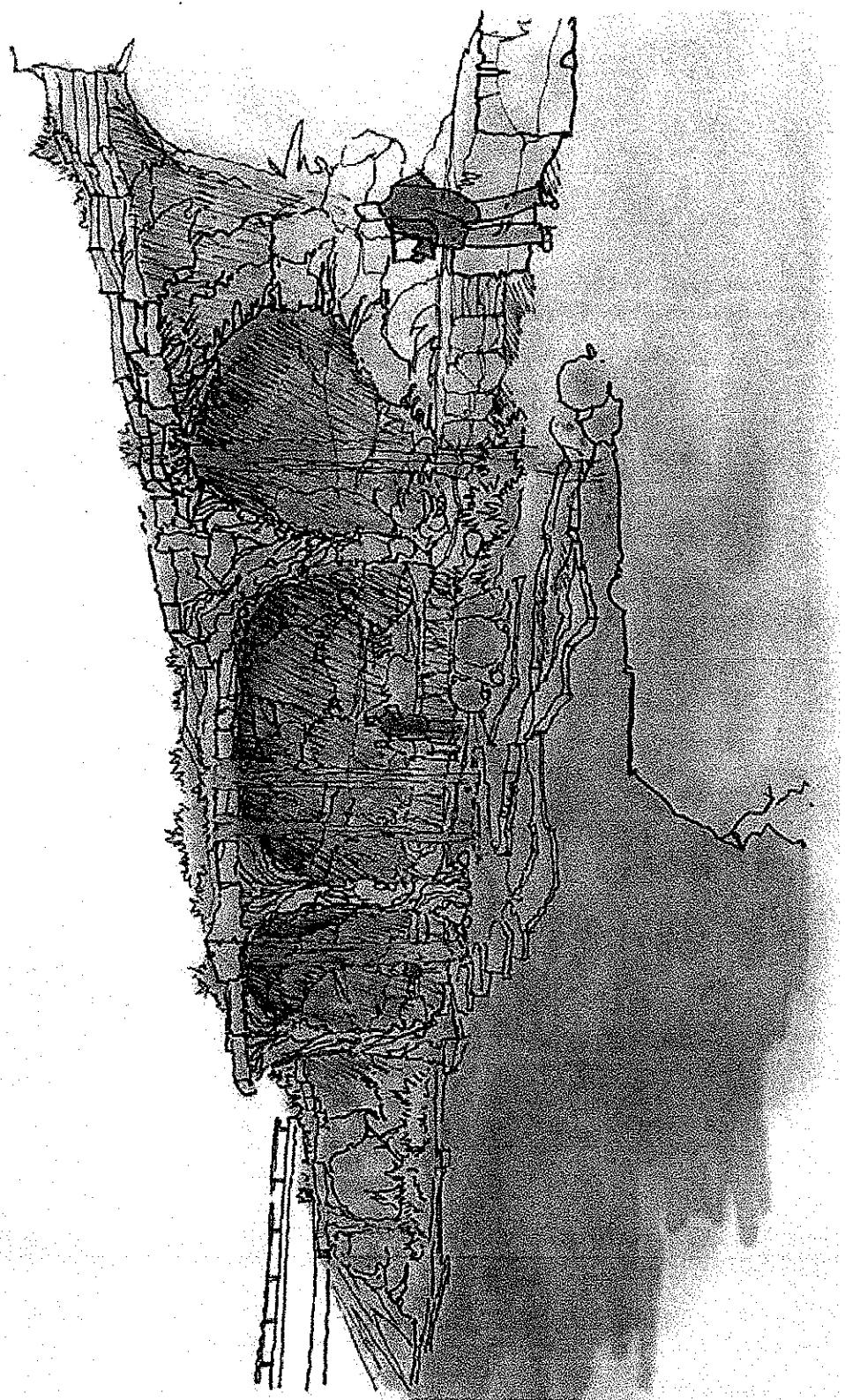
Plantings in the grotto and the amphitheater/pocket park provide shade and green space to soften the effect of the hard capa. They also provide habitat for other species, including shade for fish, Built & Natural Infrastructure (Water Purification & Ecological Enhancement)

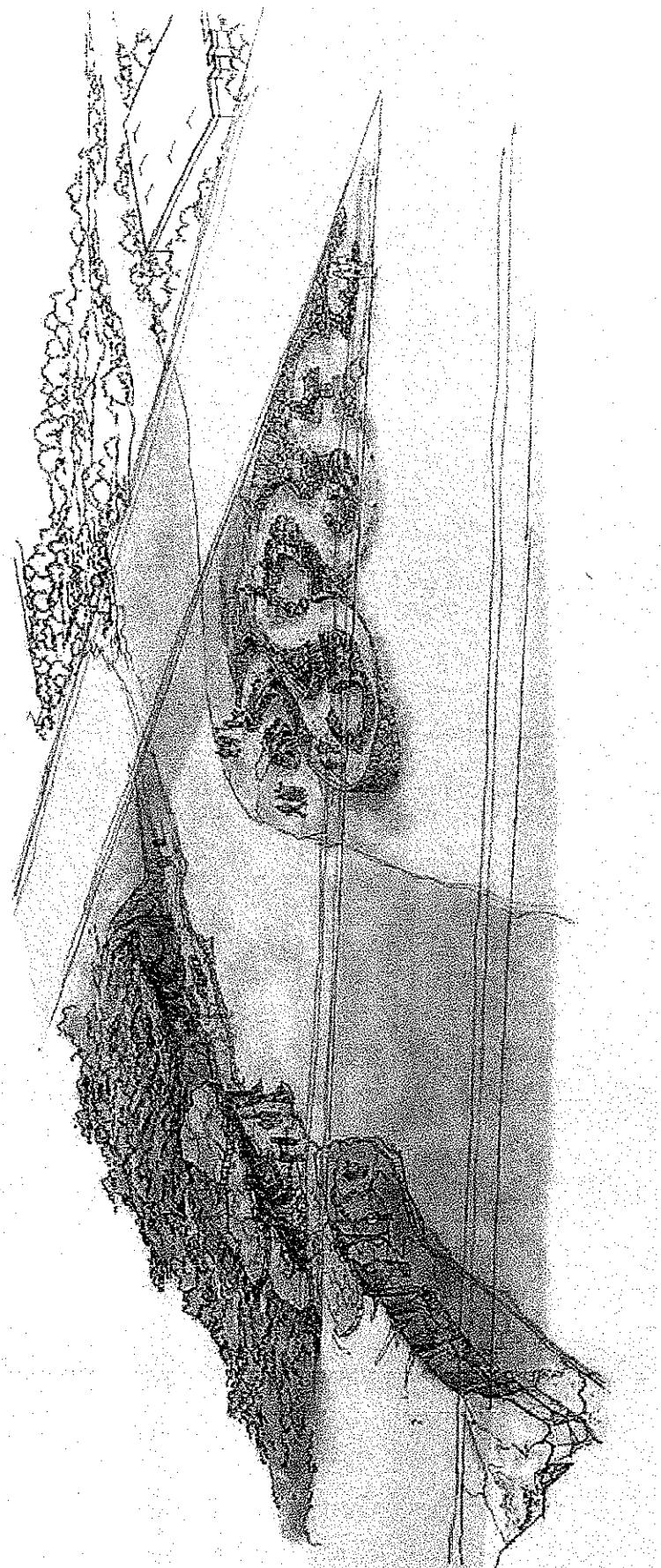
## Temporary Events:

Small celebrations and temporary installations occur in the gathering spaces in the pocket park/amphitheater, while small-scale performances can occur in the grotto.

## Outdoor Classroom & Memory Theater

The Grotto Theater provides a way for people to extend their experience of the river beyond the city limits to the water's source—the Edwards Aquifer. In this way, the place becomes a memory theater.





# Confluence Theater

The Confluence Theater is located in a sloped triangular-shaped landform defined by the confluence of the San Pedro Creek and the San Antonio River. The artwork consists of an architectural/sculptural backdrop; an informal amphitheater; a performance/gathering place; water elements/infrastructure; ecological enhancements; and trails. To complete the vision for this area, the artist can also prepare designs for elements adjacent to the Confluence Theater in a future phase—the foot bridge over the river, fluvial geomorphological river improvements, and the Mission Concepcion portal.

## Concept and Sources

The Confluence Theater pays homage to the layering of events, forces, influences, and materials that have formed the rich, diverse environment of the San Antonio River. This artwork draws upon the:

1. confluence of cultures and waters
2. river's ecological diversity
3. processes of fluvial geomorphology
4. built environment over time (Native American gathering places, missions, Industrial landscape, and aqueducts)
5. human struggles with natural processes (flooding and drought) and the river's power to give and destroy life
6. cultural and natural sanctuaries along the river

## Pathways, Connections, & Gathering Places

The Confluence Theater provides access to and gathering places along the river. A pathway leads up the banks of the river from a bridge. One can ascend a series of steps reminiscent of mission foundation walls or the Espada Aqueduct's stone amphitheater walls. Alternatively, one can

use a serpentine accessible pathway, the loops of which get progressively larger as one moves up the slope. The path weaves through a series of spaces with pools and plantings culminating in a large gathering and performance space with a sculptural backdrop beyond.

The sculptural backdrop and theater space provide a multipurpose gathering place. The forms, materials, and concepts are influenced by primordial Native American gathering spots around the San Pedro and San Antonio springs, the missions, and the industrial landscape. The spaces include water, evoking both its life-giving properties and its power. Components of the sculptural backdrop and theater space include:

- Two Circular Structures: These symbolize the two springs that are the source of the San Pedro and San Antonio River as well as the river water's force of creation and destruction over time. Water from each circular structure spills into aequas that wind down the hill into pools that provide habitat.
- Larger Circular Structure: Inspired by both the missions and fluvial forces, an eroding, curved stone wall acts as a portal to the gathering space. Inside, two water features surround the visitor and cascade down a series of stairs with plantings, boulders, and shrubs.

This place provides a dynamic encounter of both river and built environment.

- Smaller Circular Structure: This space is inspired by river plantings and springs with interventions from the built

environment. Reed-like columns support an inverted, suspended dome that spills water into a pool below. Water bubbles up from a series of springs in the center of the space. The collected water then runs into an aequa that winds down the hill to fill the habitat pools.

## Pathway and Pergola: A pathway and pergola wrap around and

connect the two circular spaces. The pergola references both mission and industrial architecture with materials of stone and steel. Vines wind around the pergola to soften the structure and to provide shade for the pathway below.

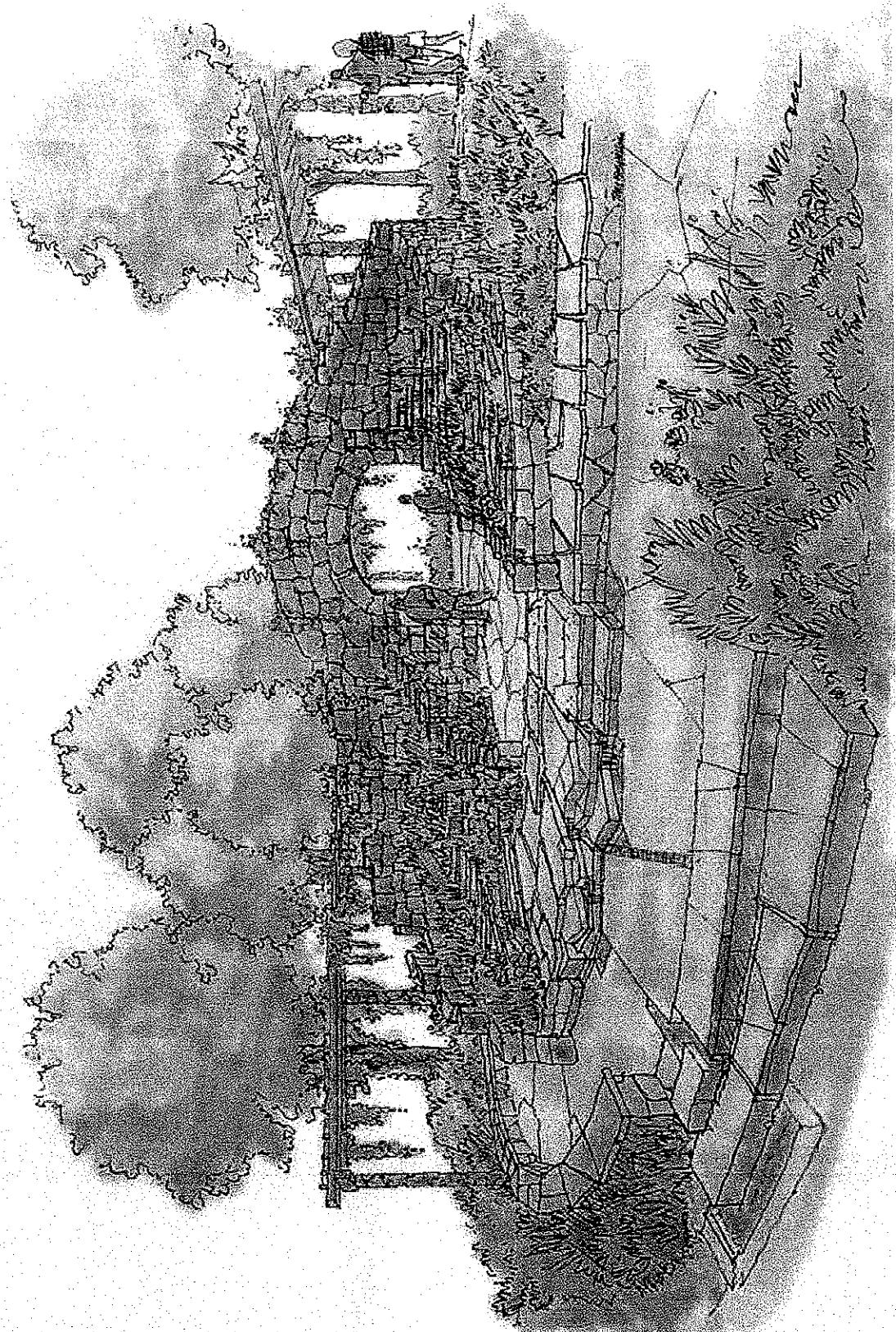
• Amphitheater Stairs & Large Amphitheater Stairs & Large Performance/Gathering Space: A set of stairs provides a place for people to sit while watching performances or celebrations within the flat open space beyond.

## Water

Water provides cohesiveness and ecological enhancement while referencing local natural and human history. The two spaces within the sculptural backdrop symbolize various aspects of the river: rain, springs, floods, and aequas. To supply the water elements, water can be collected upstream and gravity-fed to the water features. Alternatively, water can be pumped from the river and recirculated.

## Outdoor Classrooms

The Confluence Theater provides clues to diverse layers within the San Antonio River environment. As a memory theater, it draws upon historical relationships of people, nature, culture, technology, and water.



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CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

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# PUBLIC ART COMMITTEE (PAC) REPORT

Date: August 25, 2006

HDRC Case No: TBA

Address: various

Historic District: RIO

Applicant: City of San Antonio

Owner: City of San Antonio

Type of Work: Master Plan document

## Committee Attendance:

- |  |      |
|--|------|
| <input checked="" type="checkbox"/> Bernice Williams - Chair | HDRC |
| <input type="checkbox"/> Kathy Vargas- Vice-Chair            | PAC  |
| <input type="checkbox"/> Isabel Garcia                       | HDRC |
| <input checked="" type="checkbox"/> Xavier Gonzalez          | HDRC |
| <input type="checkbox"/> Dan Gonzalez                        | HDRC |
| <input type="checkbox"/> Vacant                              | HDRC |
| <input type="checkbox"/> Lewis Tarver                        | PAC  |

Conceptual Approval

X

Final Approval

## Applicant Request:

Applicant seeks final approval for the San Antonio River Improvements Project Art Plan (or "SARIP Art Plan"). Developed by Lorna Jordan Studio in conjunction with Bender Wells Clark Design, the Art Plan is a 30-year, community-driven vision for aesthetic enhancements to the San Antonio River Improvements Project (SARIP), which seeks to improve 13 miles of the San Antonio River in areas both north and south of downtown.

## Comments:

This case was presented to PAC on August 25, 2006. PAC members expressed enthusiasm for the Art Plan and its appropriateness to the environmental, cultural, and historical characteristics of San Antonio. The Art Plan also received PAC coordination and support throughout the approval process: Chair Bernice Williams participated on the SARIP Art Plan Subcommittee during project development, and draft copies of the Art Plan were distributed to PAC on March 24, 2006, for comments.

## Recommendation:

PAC members in attendance recommended final approval of this project.

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 27

**HDRC CASE NO:** 2006-303

**IDENTIFIER:**

**ADDRESS:** 3714 Broadway

**LEGAL DESCRIPTION:** NCB 6089 BLK 1 LOT 20 THRU 23

**ZONING:** "C-2 RIO-1" Commercial RIO-1 District

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 9

**DISTRICT:** RIO-1

**LANDMARK:**

**APPLICANT:** Mario Barrozo

**OWNER:** Supema Properties

**TYPE OF WORK:** Signage, Canopy

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Final Approval to:

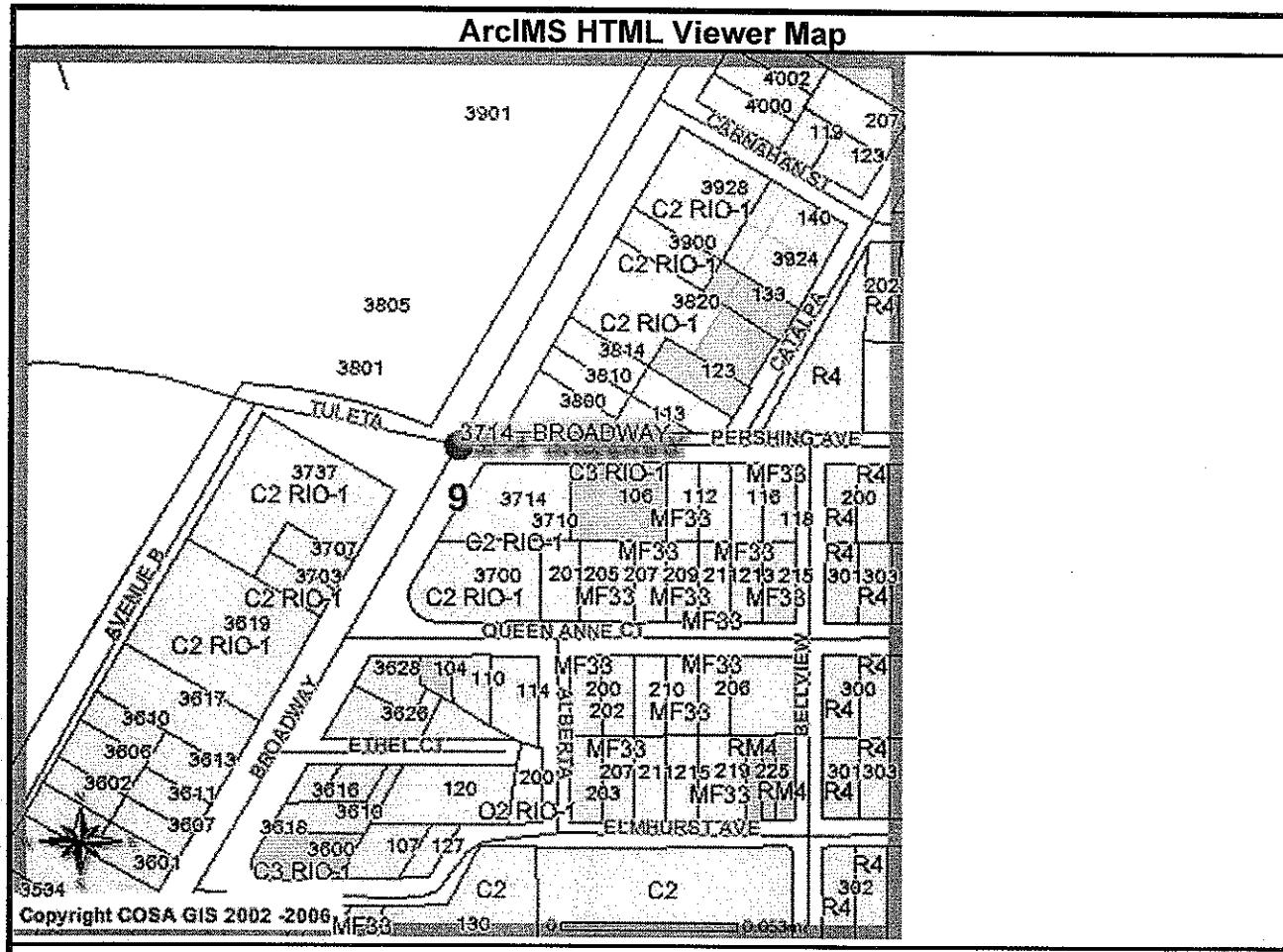
- 1) Refacing an existing 8 ft. high by 16 ft. wide double faced cabinet sign
- 2) Install a canvas canopy at the entrance that extends to the sidewalk.
- 3) Place a 30 by 18 inch sign at the end of the canopy.

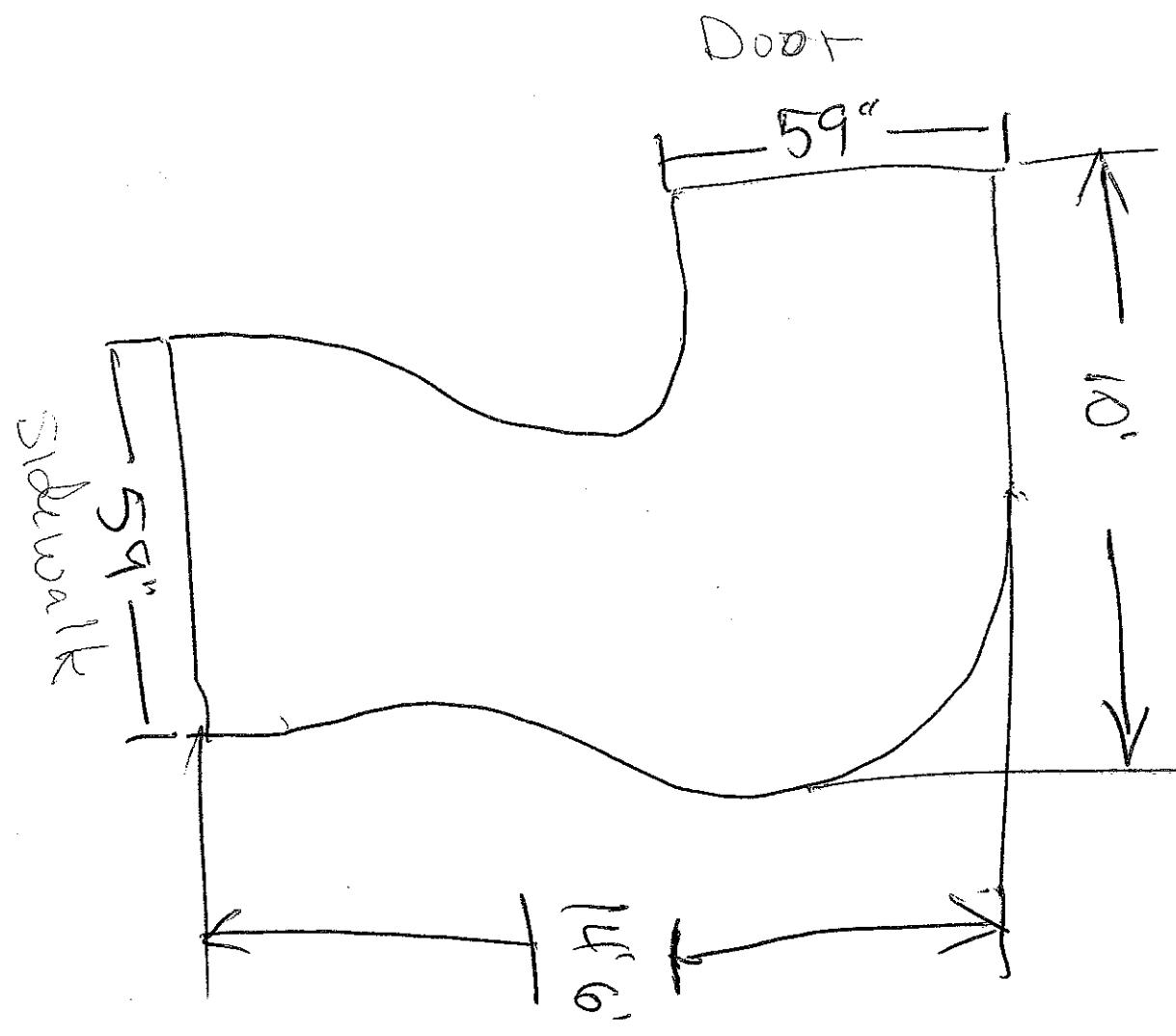
The accompanying exhibits provide additional information.

**RECOMMENDATION:**

Staff recommends this request be forwarded to the Architectural Committee to review the affects of the request on the RIO district.

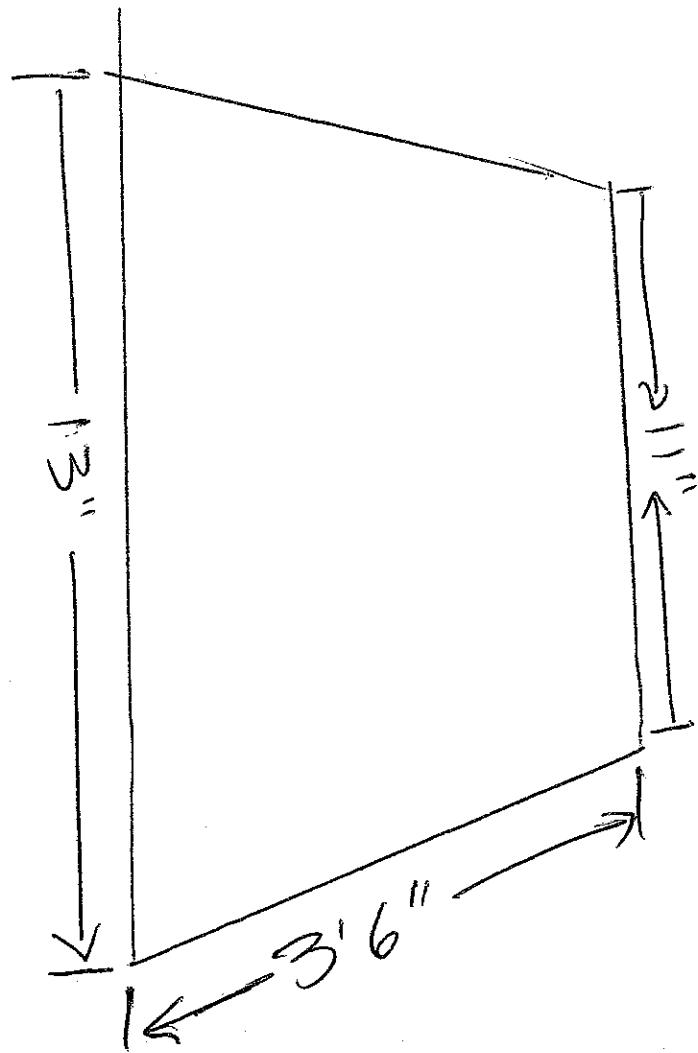
**CASE COMMENTS:**

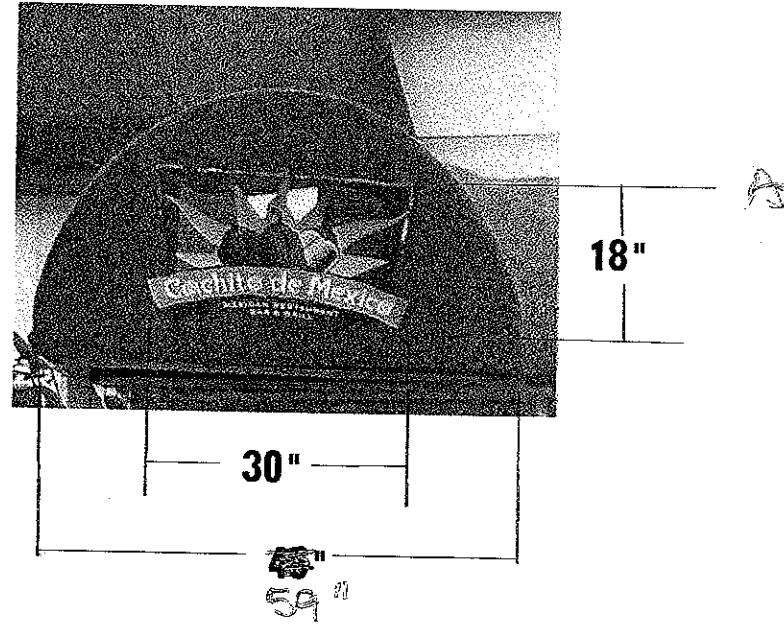


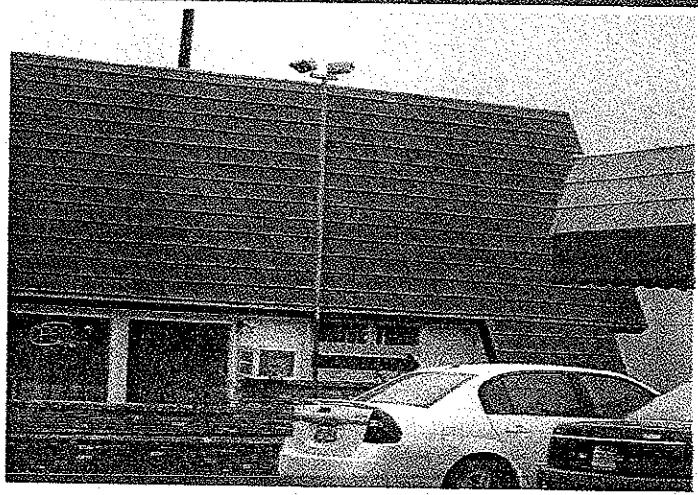
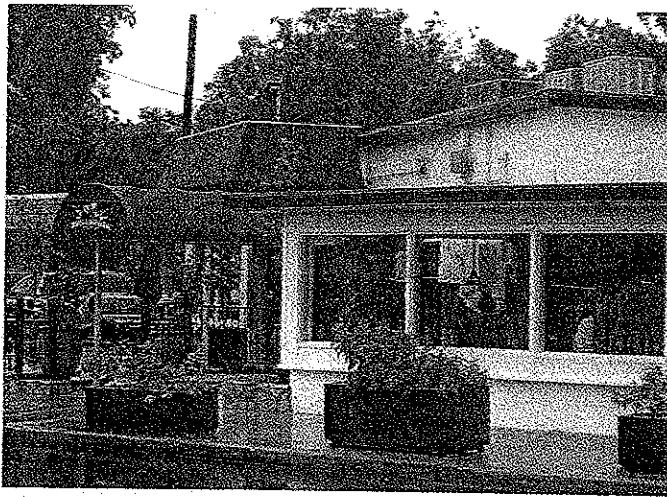
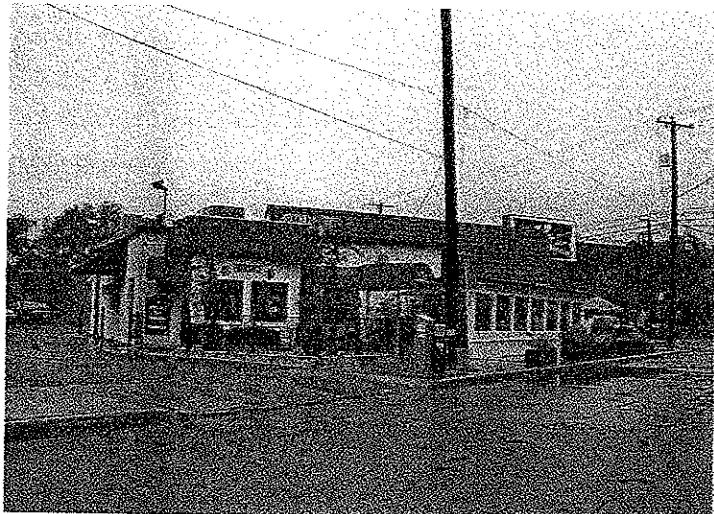


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**HISTORIC**

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 28

**HDRC CASE NO:** 2006-304

**IDENTIFIER:**

**ADDRESS:** 1605 East Houston

**LEGAL DESCRIPTION:** NCB 570 BLK 6 LOT S 83.95 FT OF 13-14

**ZONING:** "C-2 H" Commercial Historic District

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 2

**DISTRICT:** Dignowity Hill Historic District

**LANDMARK:**

**APPLICANT:** Eugene Coleman, Jr.

**OWNER:** Same

**TYPE OF WORK:** Signage

**REQUEST:**

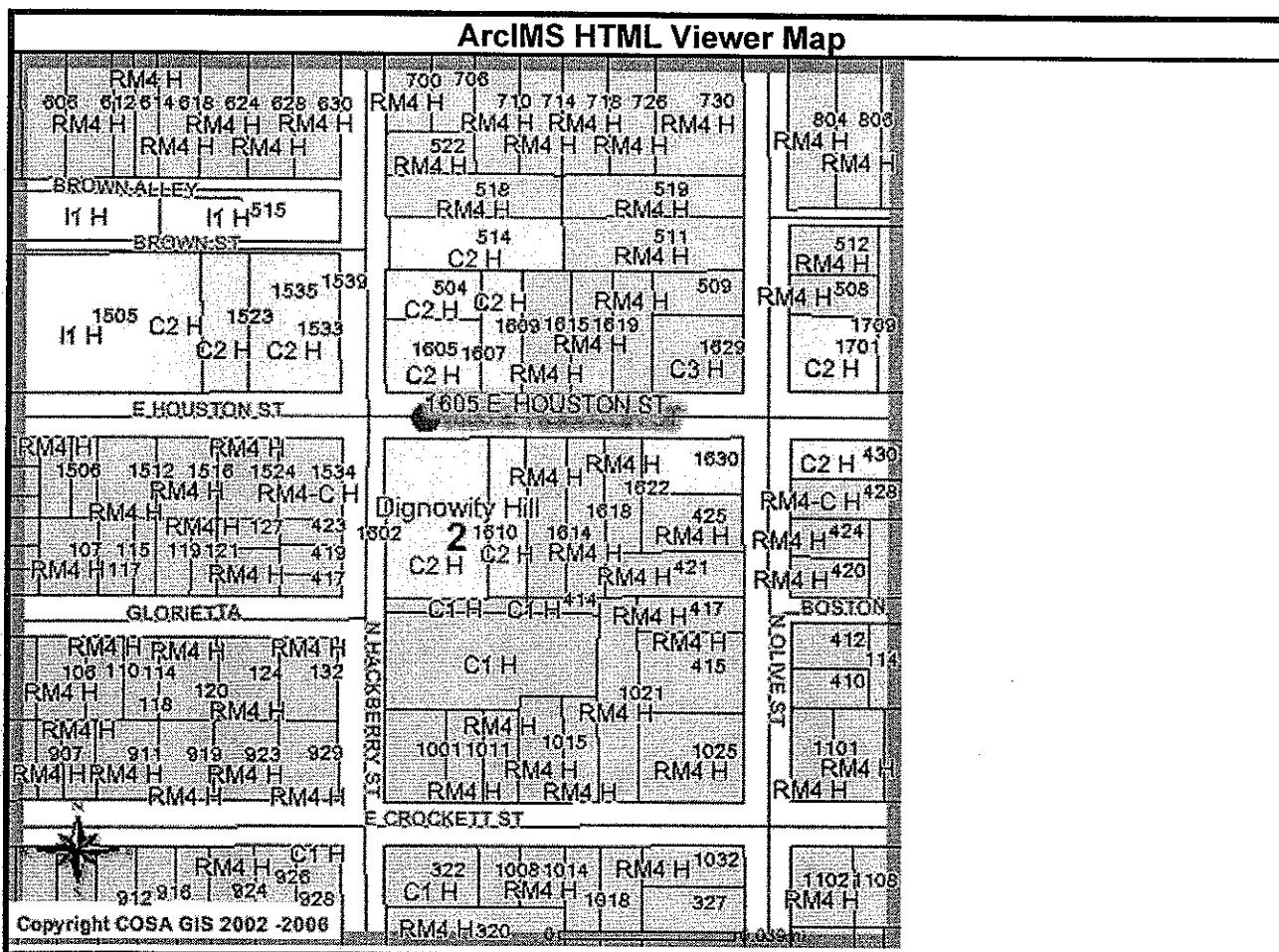
The applicant is requesting a Certificate of Appropriateness for Final Approval to install a 6 ft by 31 1/4 inch yellow wood with red vinyl lettering multi-tenant sign.

The accompanying exhibits provide additional information.

**RECOMMENDATION:**

Staff recommends this request be sent to the Architectural Committee for an on-site visit to determine the affects of the request on the property and the district.

**CASE COMMENTS:**



# TANK'S CHICKEN & WAFFLES

TEXAS STYLE SOUTHERN COOKING & CATERING

224-0706

# Our Beauty Salon

A Full  
Service  
Salon

Press & Curl Consultants

220-8015

# SNAP

NEWS & MARKETING

123-4567

Vinyl lettering

31 $\frac{1}{4}$ "

E-HOUSE

\$100

\$2000

\$500

\$400

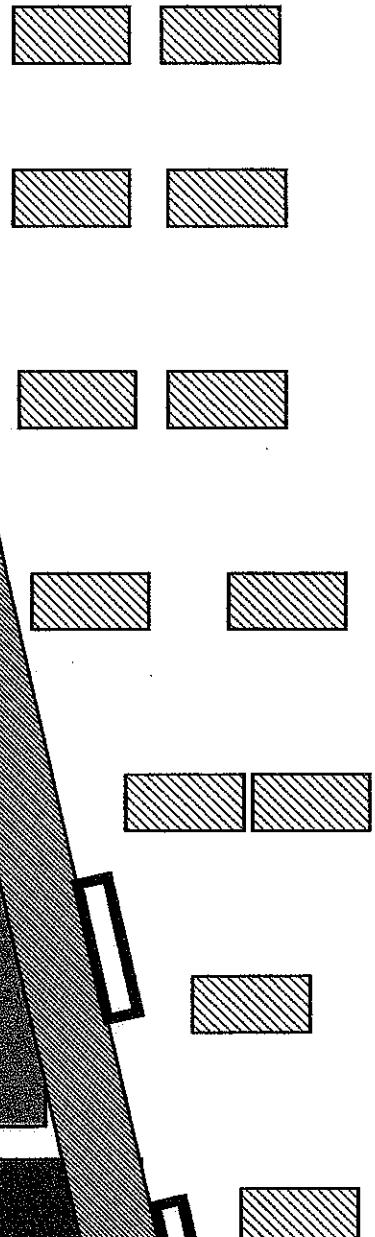
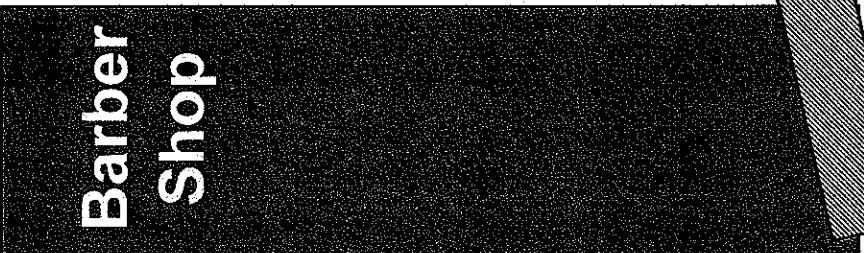
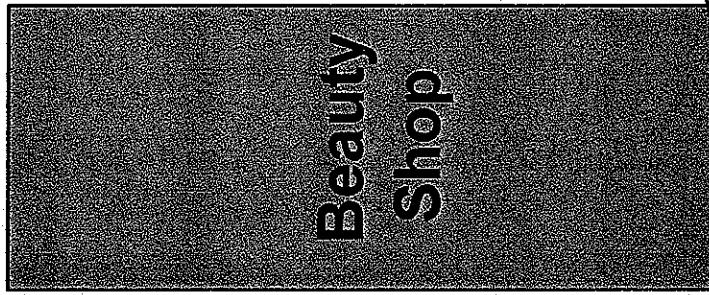
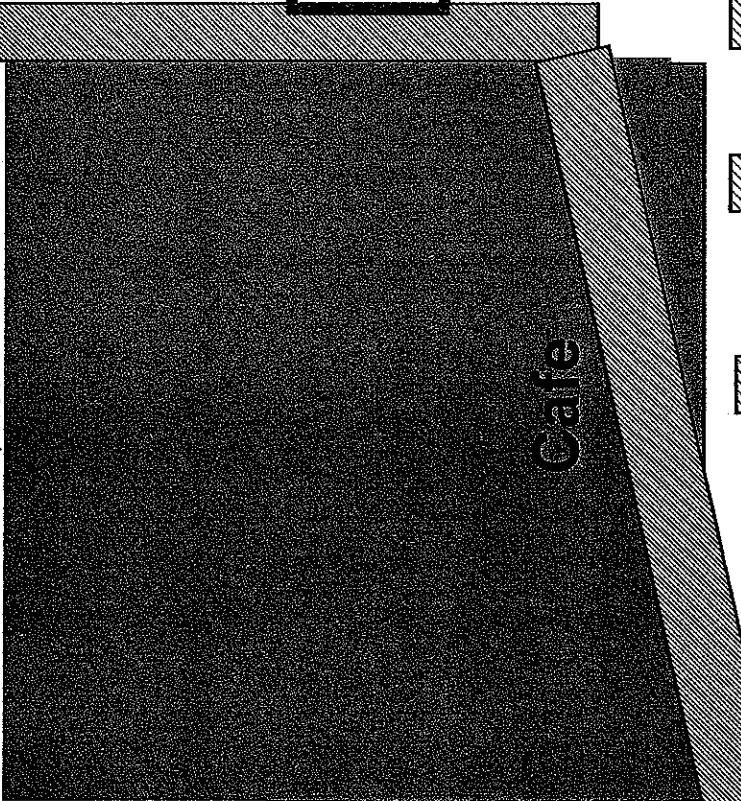
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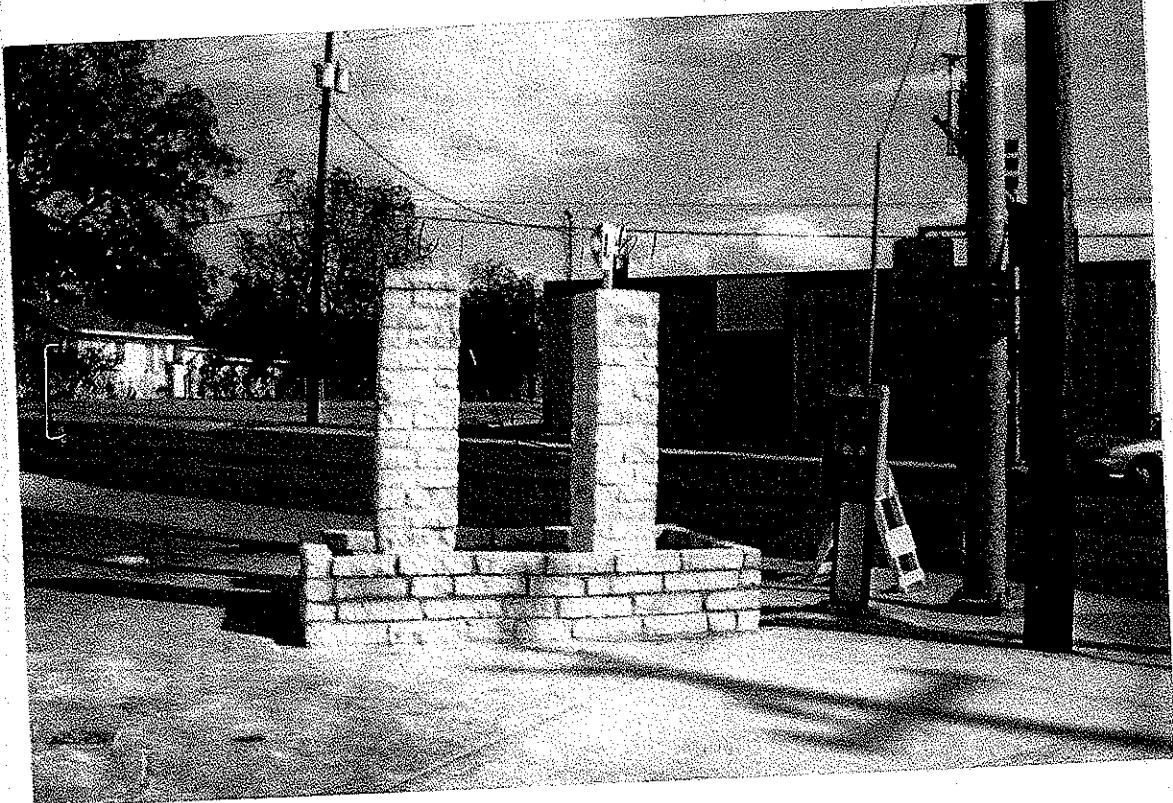
Barber  
Shop

Beauty  
Shop

Cafe



Blackberry



1605 E Houston

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 29

**HDRC CASE NO:** 2006-305

**IDENTIFIER:**

**ADDRESS:** 302 West Lynwood Avenue

**LEGAL DESCRIPTION:** NCB 6385 BLK 5 LOT 19, 20, 21 & 22

**ZONING:** "R-5 H" Residential Single Family Historic District

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 1

**DISTRICT:** Monte Vista Historic District

**LANDMARK:**

**APPLICANT:** Joe Stubblefield, Architect

**OWNER:** James and Jennifer Day

**TYPE OF WORK:** Addition, Exterior Renovations, Roofing

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for conceptual approval to:

- 1) Remodel and construct additions to include a porch, 2nd floor, master bedroom wing
- 2) Construct a new garage
- 3) Add fencing to include stucco wall at side and rear and a wrought iron fence in the front
- 4) Roof new 2nd floor with standing seam galvanized metal roof
- 5) Raise the plate height of the original house; and
- 6) Stucco over existing brick façade

The accompanying exhibits provide additional information.

**RECOMMENDATION:**

The staff recommends approval of this request as submitted with the exception of the wrought iron fence in the front yard. There are traditionally no fences in front yards in the Monte Vista area. The proposed changes to this non-contributing house in the district are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district.

**CASE COMMENTS:**

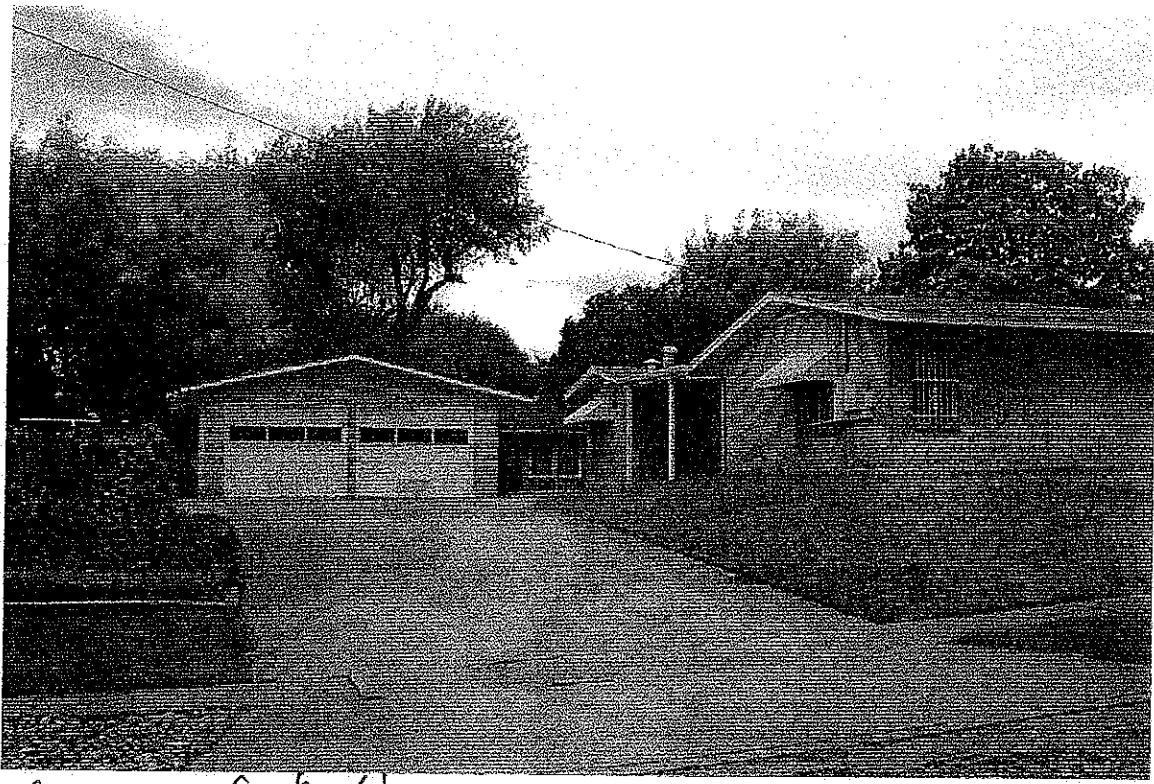
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Copyright COSA GIS 2002-2006	315	305					235	0.07 mi			129	115	



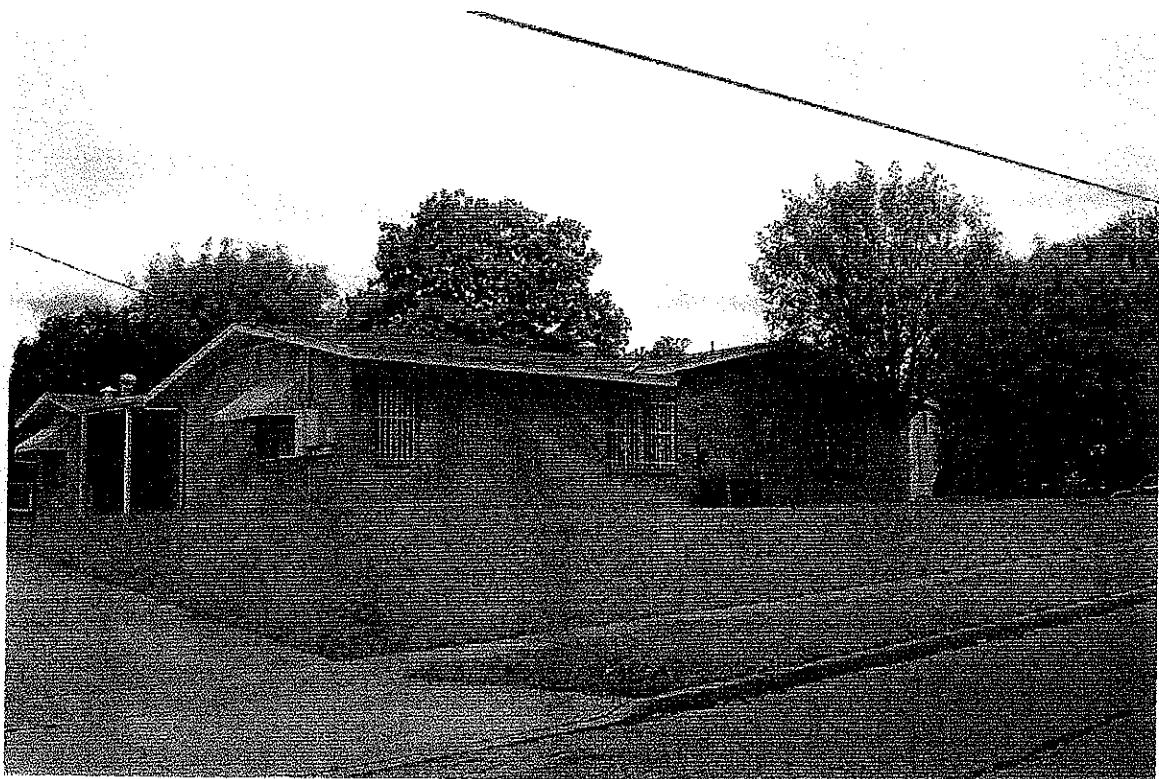
North Elevation.



East Elevation.  
Key Residence 302 W. Lynwood.



Garage & South Elevation.



East Elevation.

Day Residence 302 W. Lywood.

# Day Residence

STUBBLEFIELD  
ASSOCIATES  
ARCHITECTS  
A - A

1218 E. Euclid Avenue  
San Antonio, Texas 78212  
Tel: 210.227.2282

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DRAWN BY:

ISSUE RECORD:

REVISION RECORD:

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134

1/20/84

135

1/20/84

136

1/20/84

137

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1/20/84

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1/20/84

140

1/20/84

141

1/20/84

142

1/20/84

143

1/20/84

144

1/20/84

145

1/20/84

146

1/20/84

Day Residence  
200 W. 19th Street

STUBBLEFIELD  
ASSOCIATES  
ARCHITECTS  
A I A

1218 E. Euclid Avenue  
San Antonio, Texas 78212  
Tel: 210.227.2282

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Drawing by:

ISSUE RECORD  
NO. DATE / DESCRIPTION  
10/10/2008

REVISION RECORD

NO. DATE / DESCRIPTION

10/10/2008

STREET TITLE

First Floor Plan

SHEET NO.

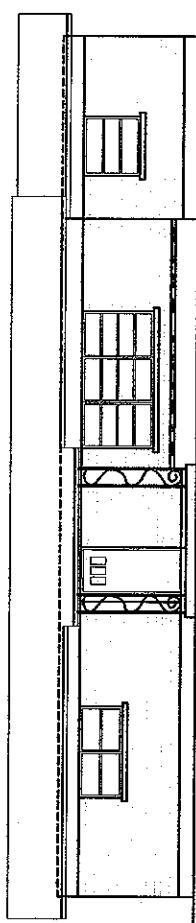
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01 Existing Elevations

SCALE 1:100

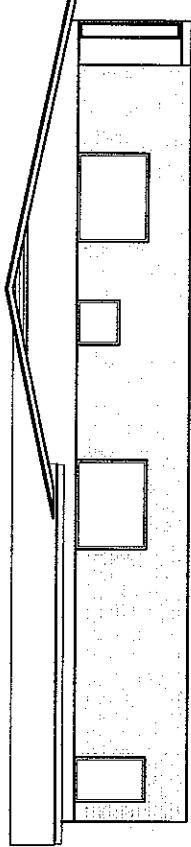
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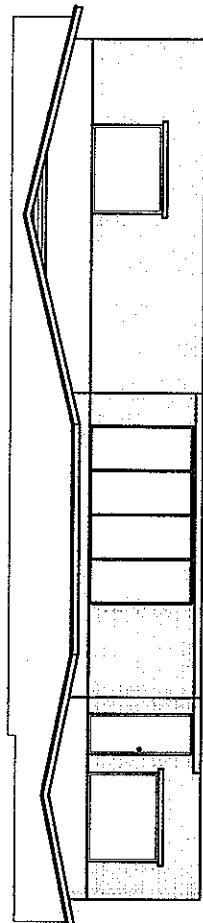
01 Front Elevation (North)

SCALE 1:100



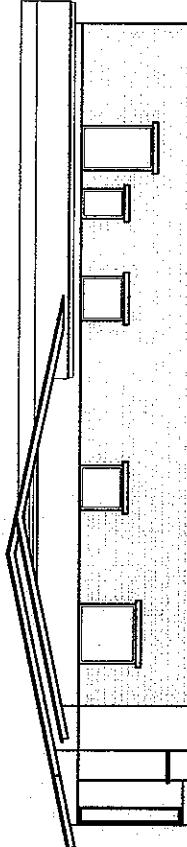
02 Left Side Elevation (East)

SCALE 1:100



03 Back Elevation (South)

SCALE 1:100



04 Right Side Elevation (West)

SCALE 1:100

10  
8  
6  
4  
2  
0

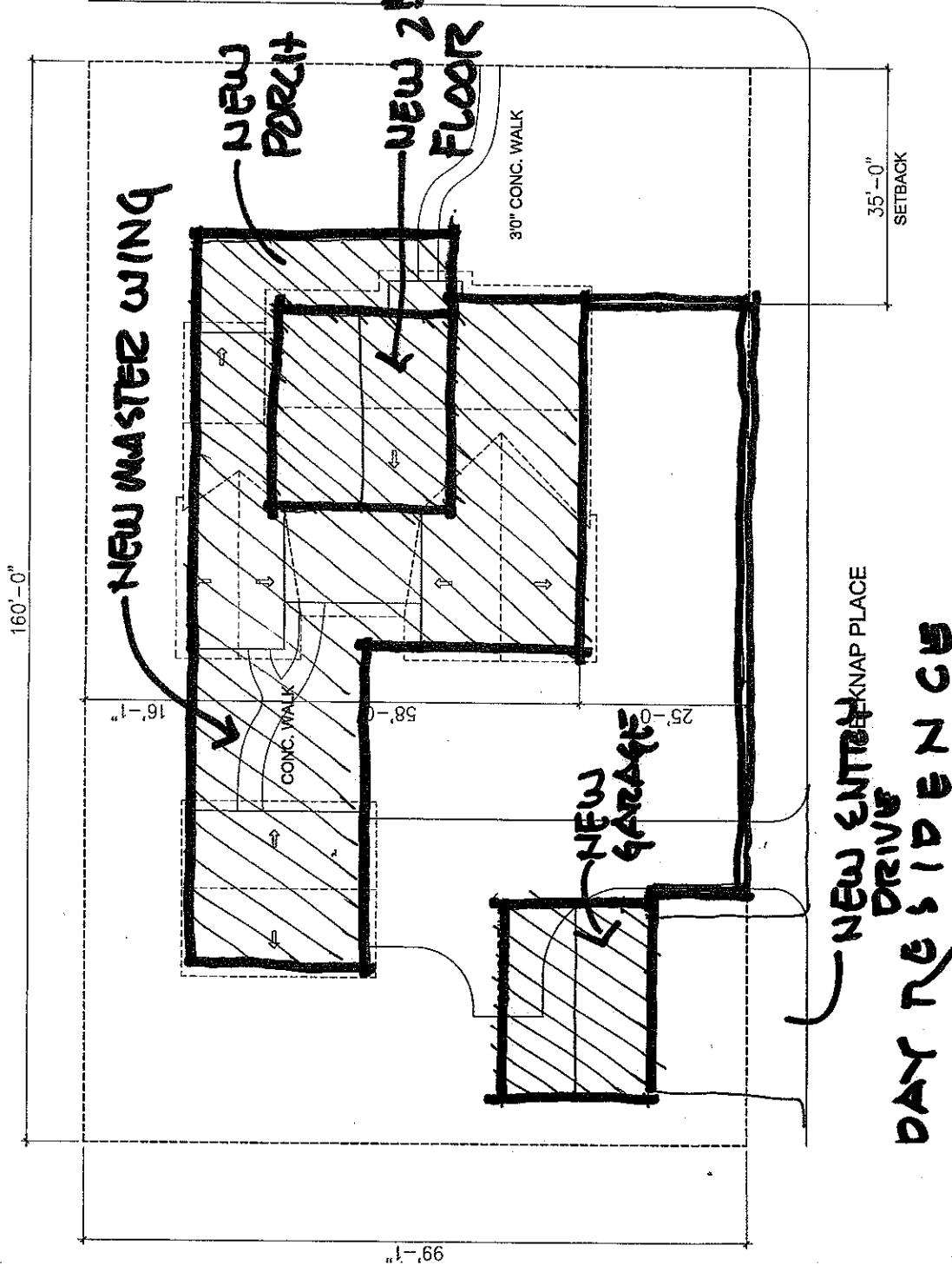
# Day Residence

STUBBLEFIELD  
ASSOCIATES  
ARCHITECTS  
A | A

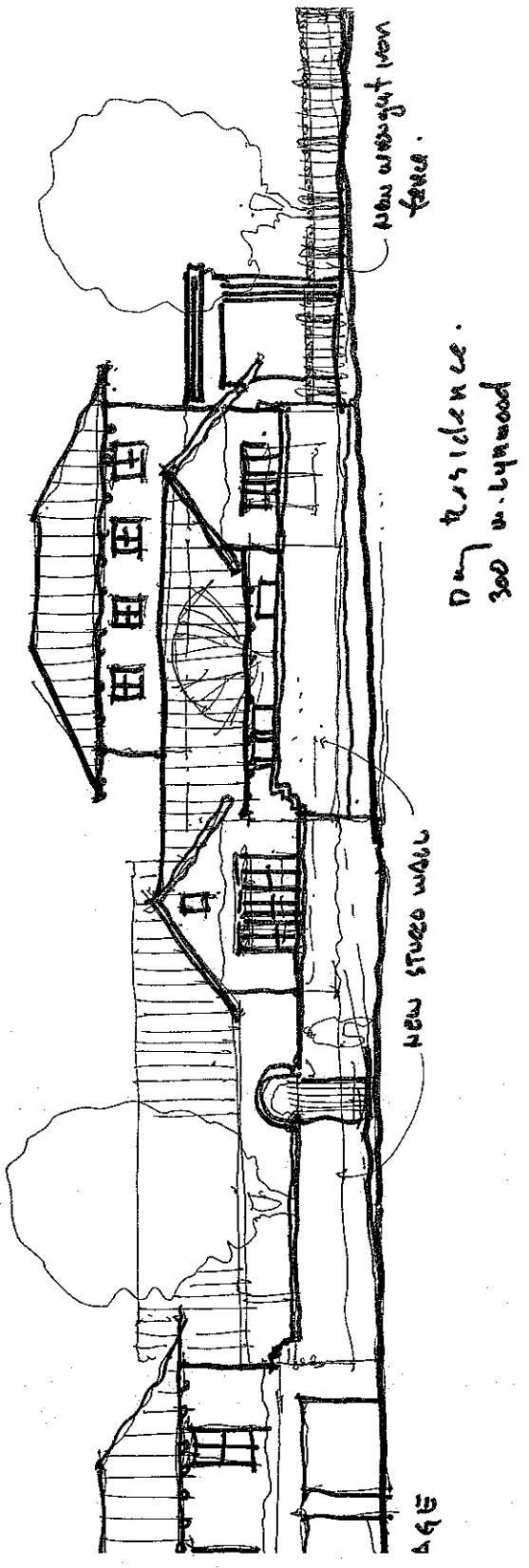
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San Antonio, Texas 78212  
Tel: 210/227-2282

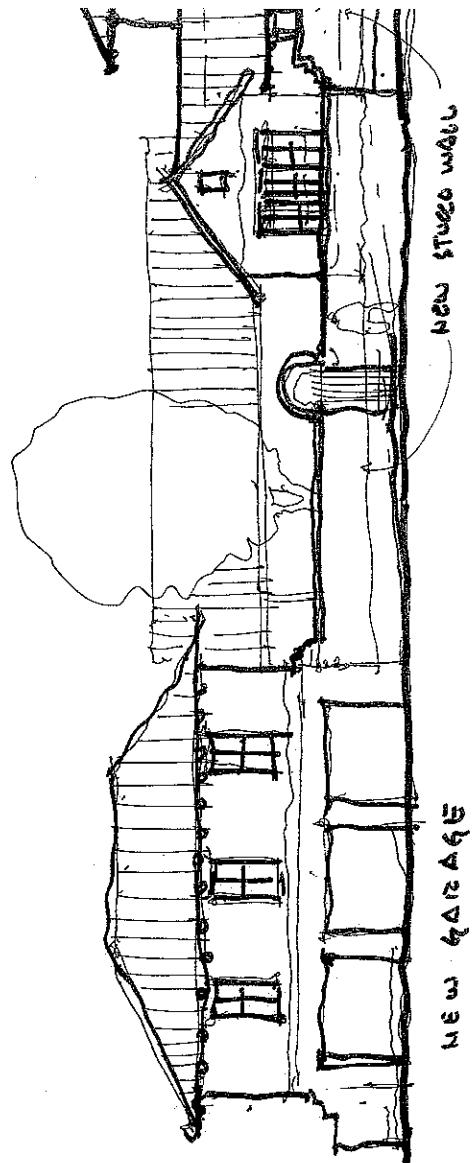
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ISSUE RECORD  
No. 1 DATE: 1 DESCRIPTION:  
REVISION RECORD  
NO. 1 DATE: 1 DESCRIPTION:  
2/26/2002  
SHEET TITLE: First Floor Plan  
SHEET NO.

LYNWOOD AVENUE



DAY RESIDENCE  
DRIVE  
KNAF PLACE  
ENTRANCE





NEW STUCCO WALLS

NEW PLASTERING

# Day Residence



STUBBLEFIELD  
ASSOCIATES  
ARCHITECTS  
A I A

1218 E. Euclid Avenue  
San Antonio, Texas 78212  
Tel: 210.237.2282

DRAWN BY: NPA: 18  
ISSUE RECORD:  
NO. I DATE I DESCRIBE FOR

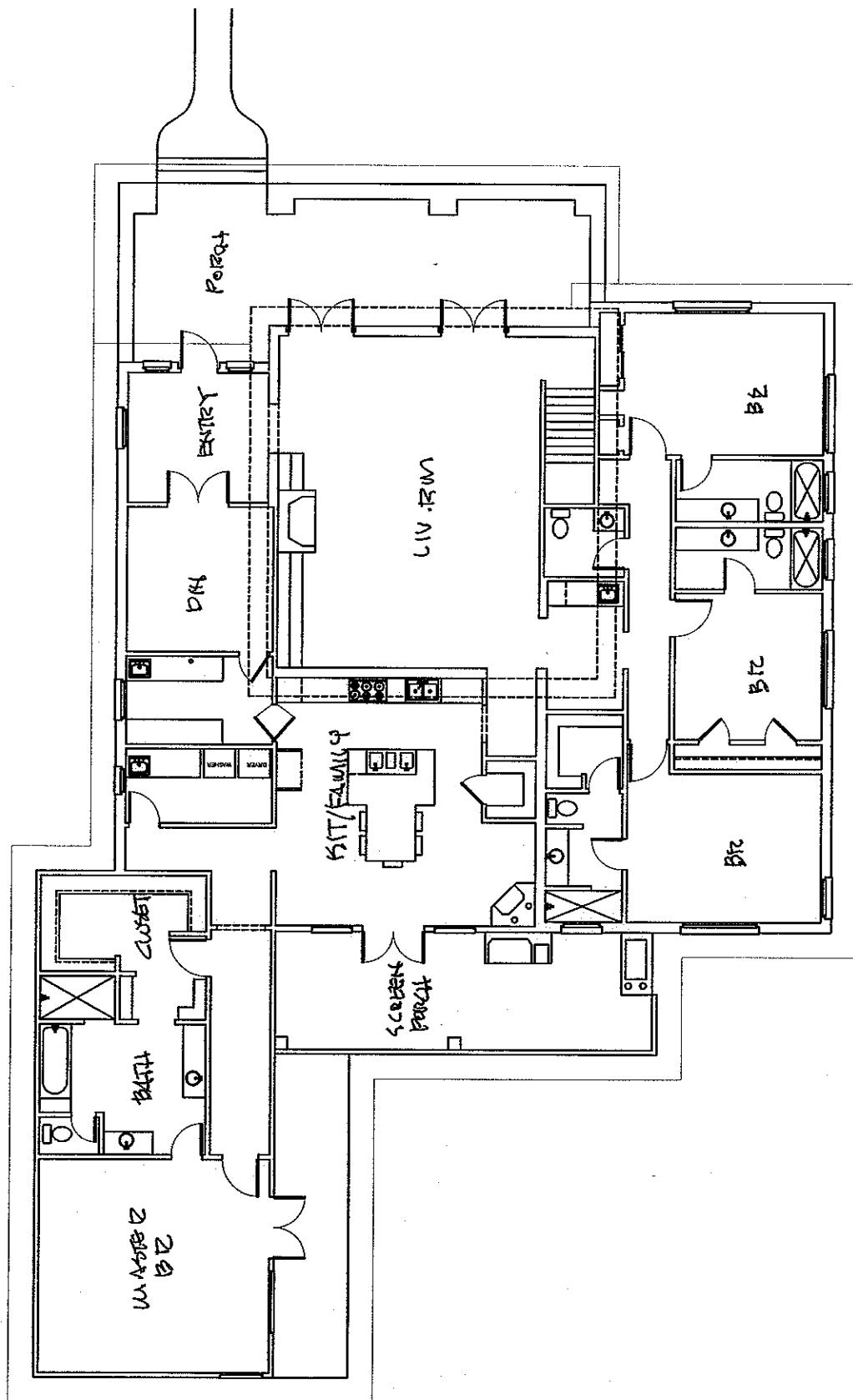
REVISION RECORD:  
NO. I DATE I DESCRIPTION

SHEET TITLE:  
First Floor Plan

SHEET NO.

A.2

1 OF 1



01 First Floor Plan  
REED SERVICE

# Day Residence



STUBBLEFIELD  
ASSOCIATES  
ARCHITECTS  
A  
I

1218 E. Euclid Avenue  
San Antonio, Texas 78212  
Tel (512) 227-1282

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DRAWN BY: [Signature]

ISSUE RECORD  
No. | Date | Description

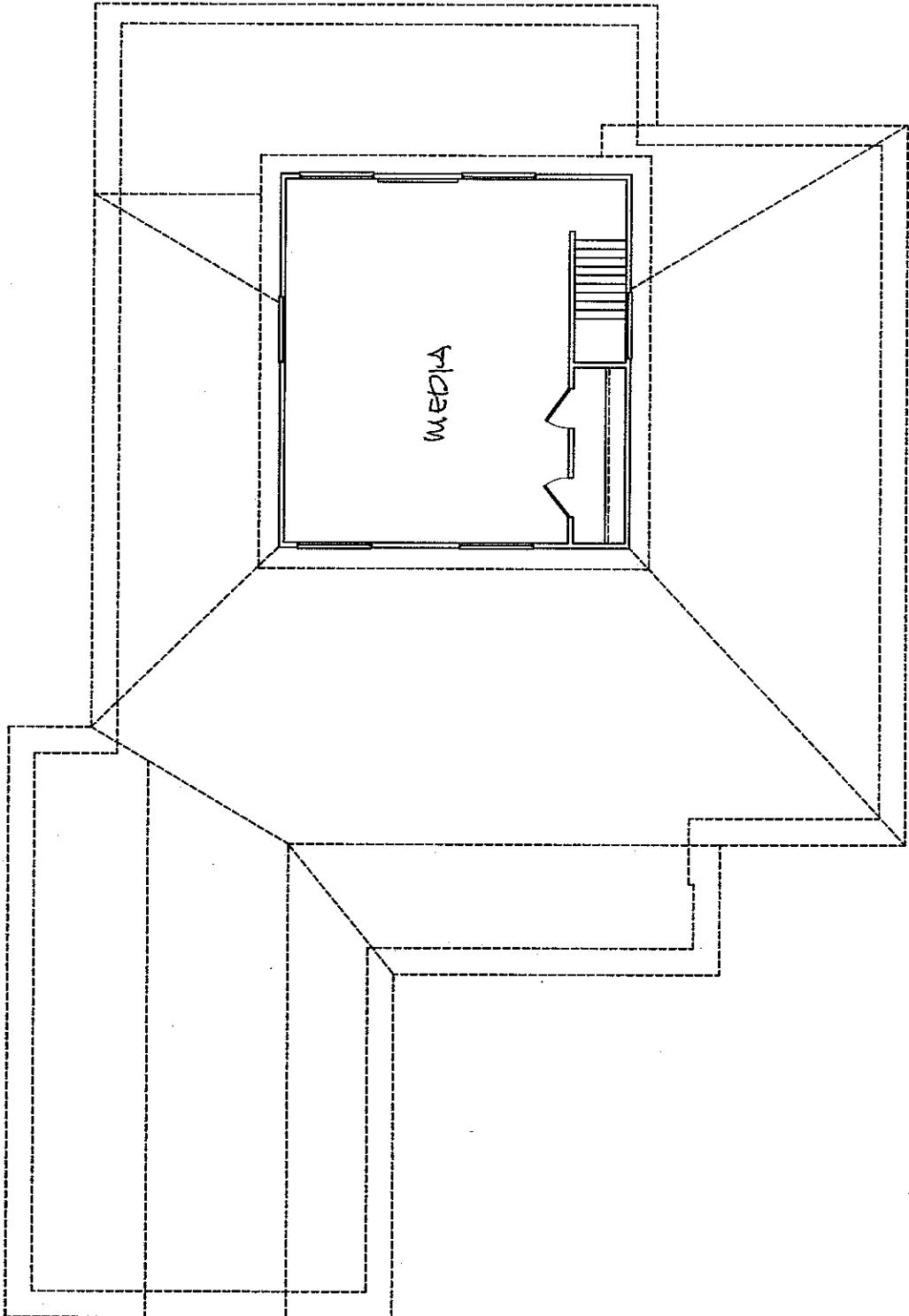
REVISION RECORD  
No. | Date | Description

SHEET TITLE  
First Floor Plan

SHEET NO.  
1 OF 1

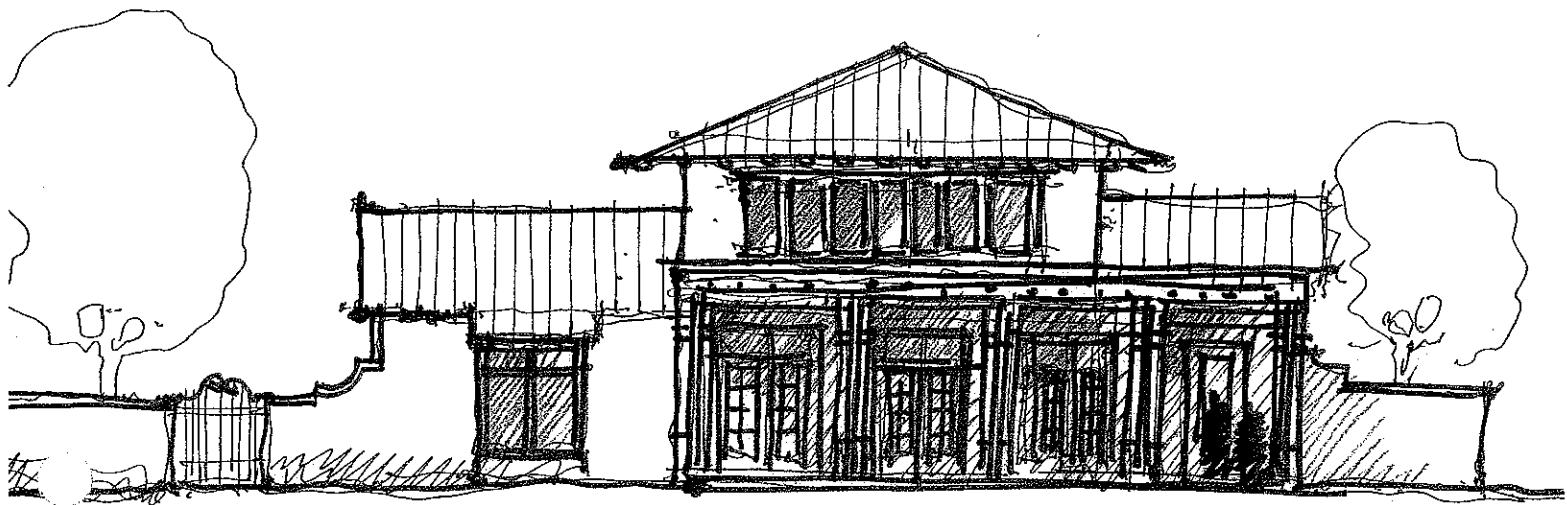
[02] Second Floor Plan

SCALE: 1/4" = 1'-0"



Studfield

Lammasalshop

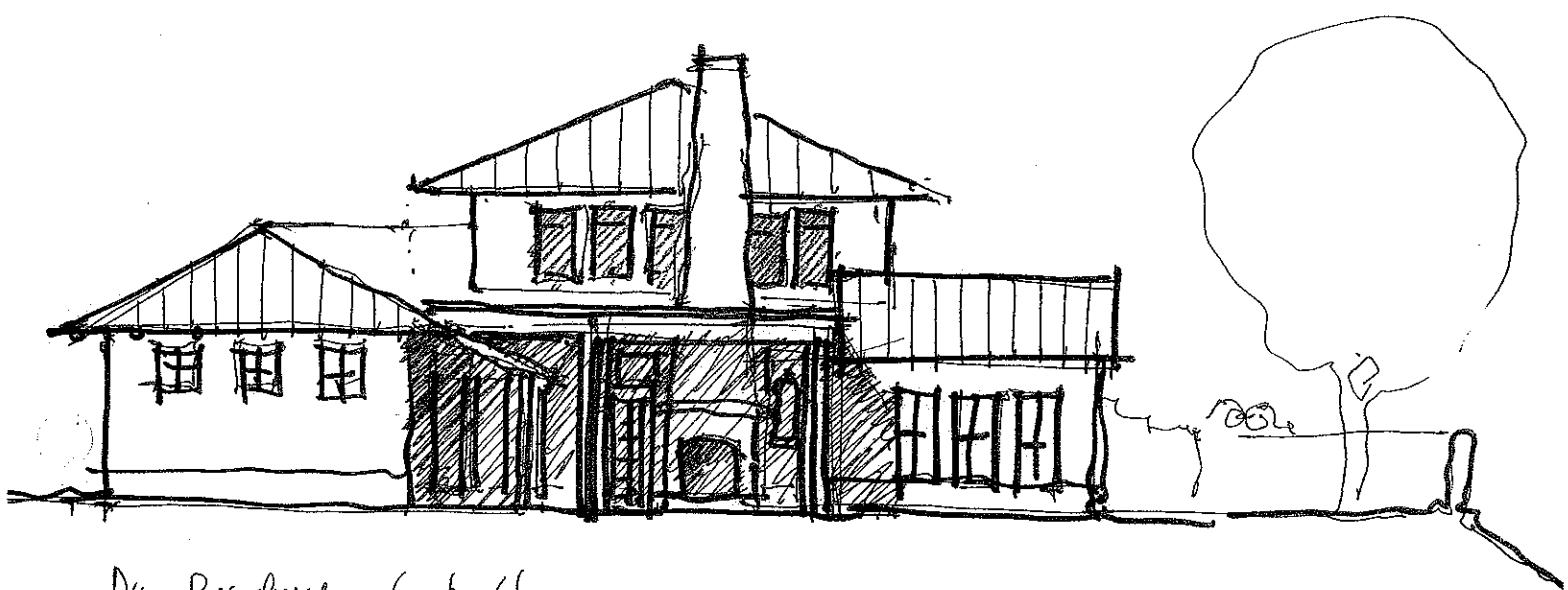


Drey Residence North Elevation

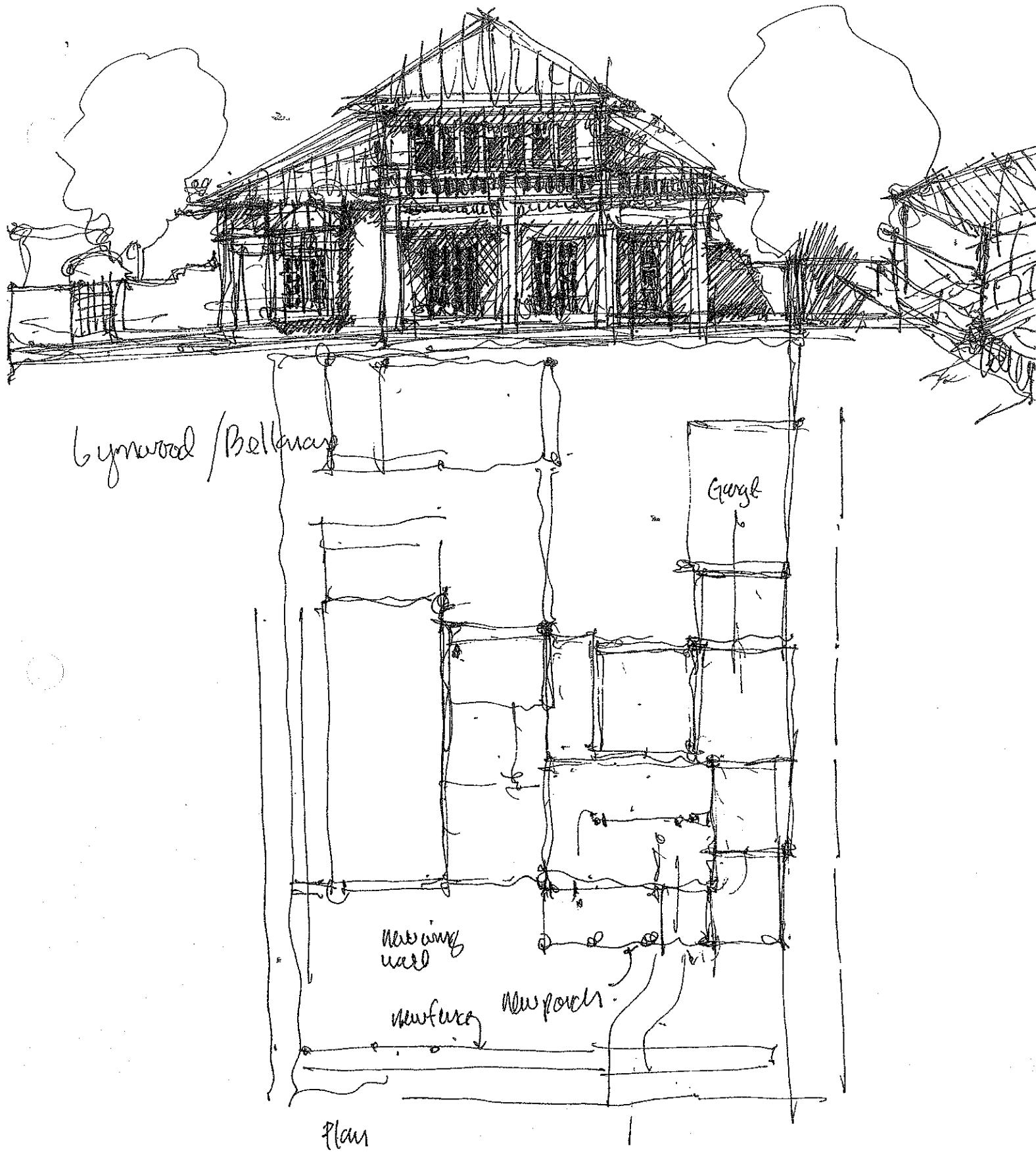
302 W. Lynnwood

0 5 10 20

Joseph H. Field AIA Architect



Dug Residence Sooth Eku.



## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No: 30

**HDRC CASE NO:** 2006-306

**IDENTIFIER:**

**ADDRESS:** 245 Mary Louise

**LEGAL DESCRIPTION:** NCB 6701 BLK 11 LOT 7

**ZONING:** "R-6 H"

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 7

**DISTRICT:** Monticello Park Historic District

**LANDMARK:**

**APPLICANT:** Dorothy Sanchez

**OWNER:** Carlos G. Lopez

**TYPE OF WORK:** Renovation, Historic Tax Certification

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Final Approval to:

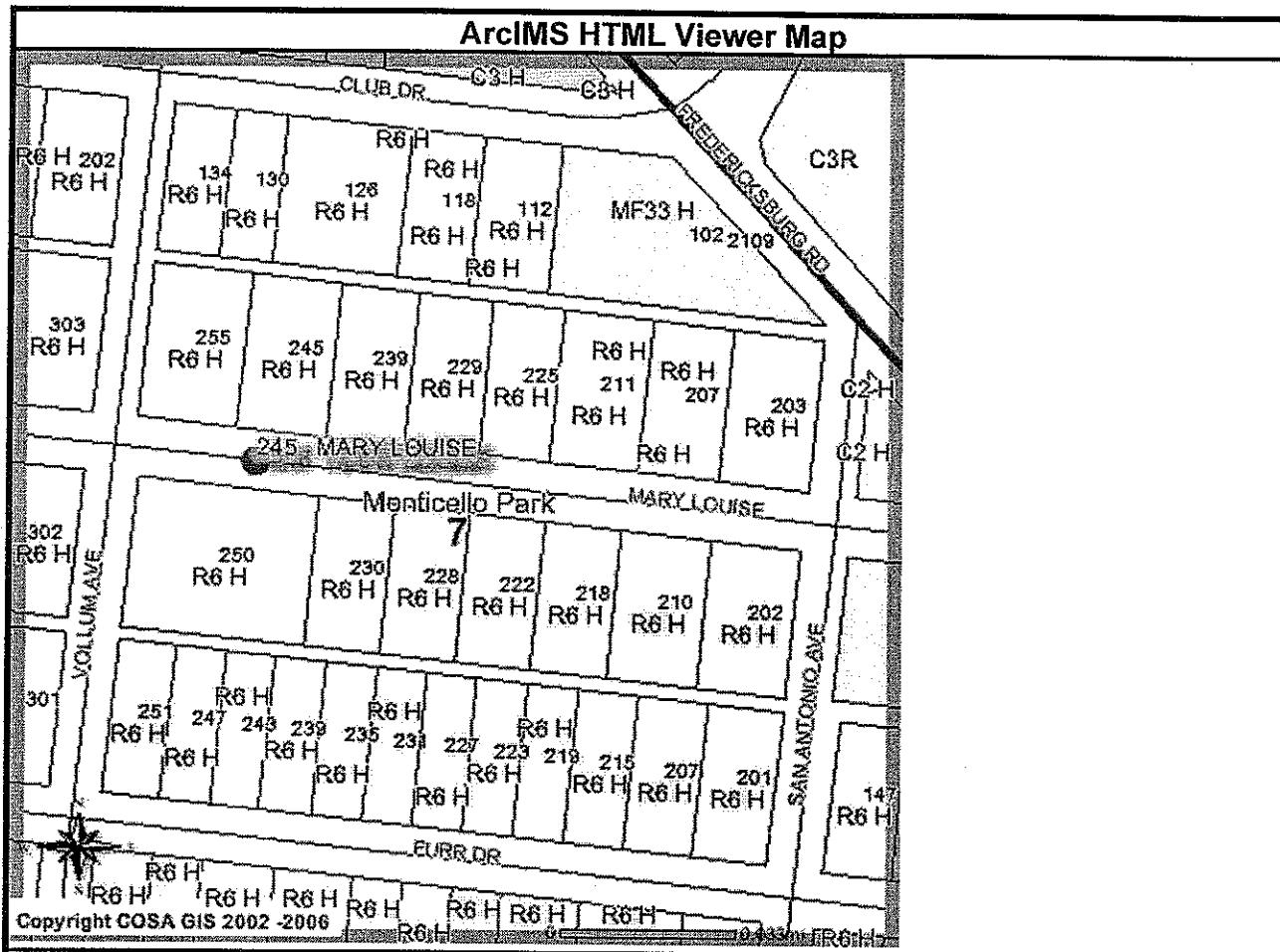
- 1) Renovate the interior and exterior of the house at 245 Mary Louise to include:
  - a) Foundation repair
  - b) Replace A/C
  - c) Re-wire house
  - d) Replace & repair broken clay tiles on the roof
  - e) Repair walls
  - f) Paint with the following colors: Wood body - Fresh Biscuit (medium brown) Trim - Midas touch (golden brown)
  - g) Refinish the garage at the rear of the property. The garage will serve as a garage and studio.  
New garage doors will be placed in front. Plans for the garage will be submitted at a later date.
- 2) Applicant is also requesting approval of Historic Tax Certification.

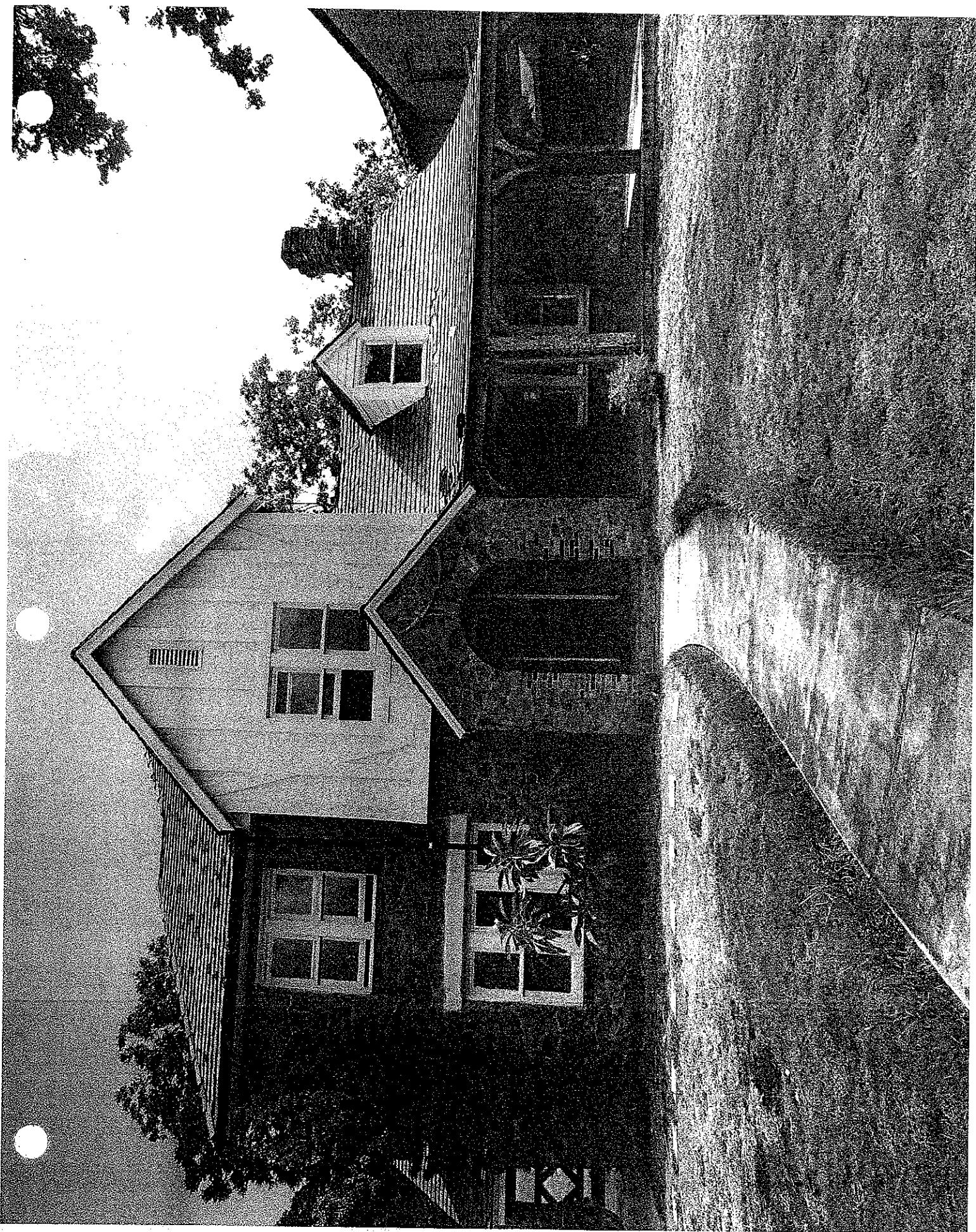
The accompanying exhibits provide additional information.

**RECOMMENDATION:**

The staff recommends approval of this request as submitted with the stipulation that the applicant returns with the garage plans, to include exterior elevations and door choices, once they are finalized. The proposed renovation is esthetically appropriate for the setting and will have no adverse effects on the property or the district. Also, the applicant has met all requirements of the city's historic tax certification plan and has furnished evidence to that effect to the Historic Preservation Office.

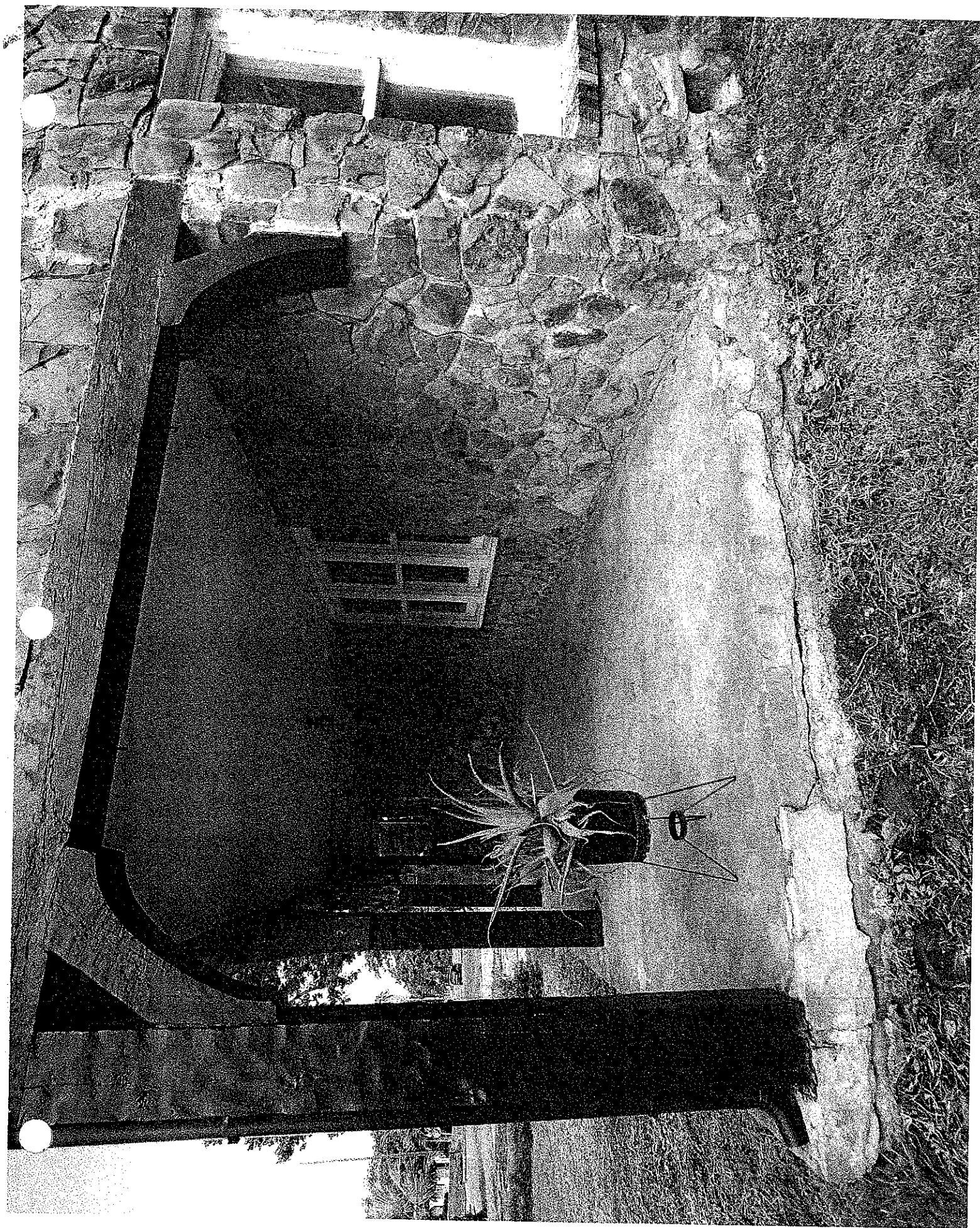
**CASE COMMENTS:**

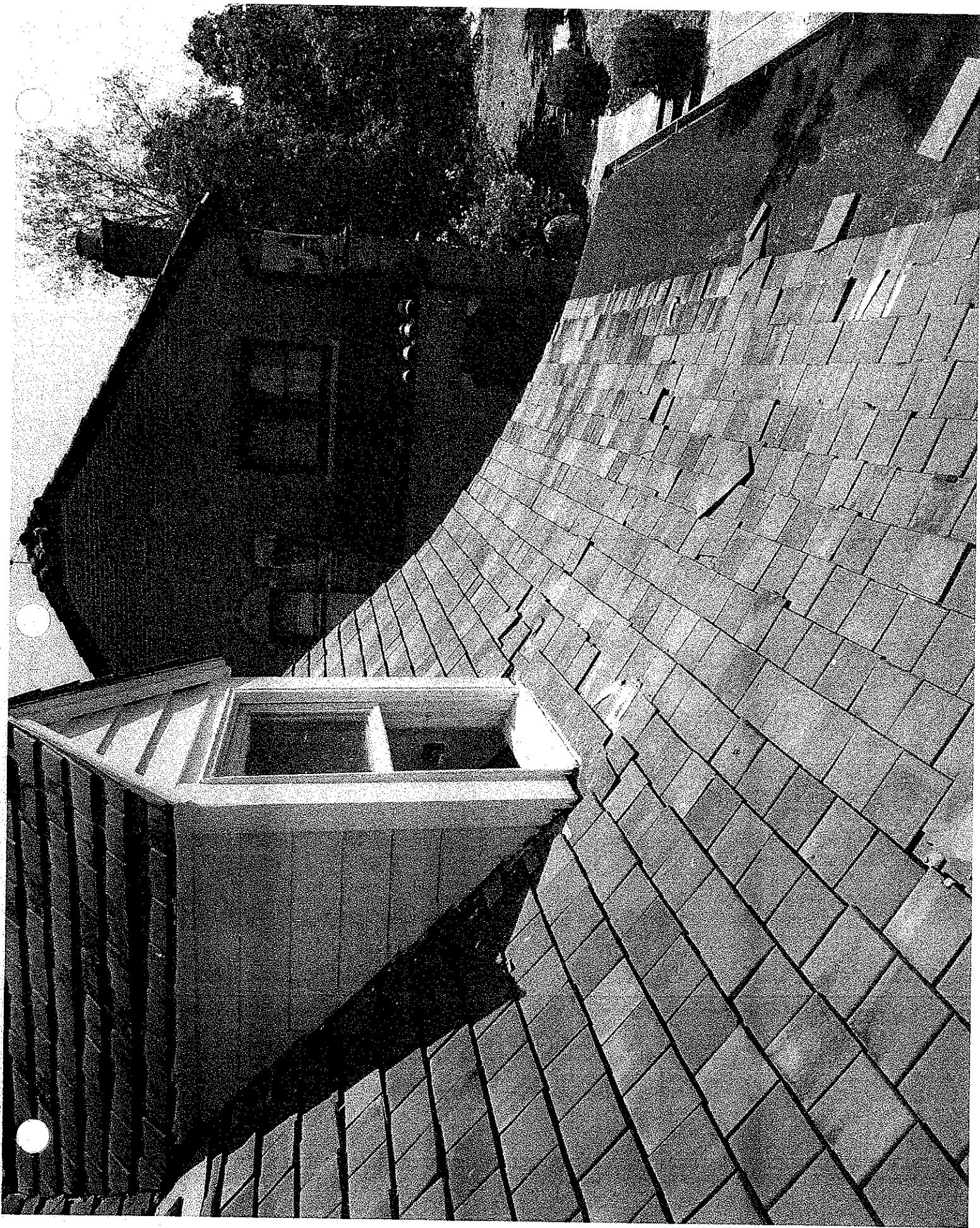


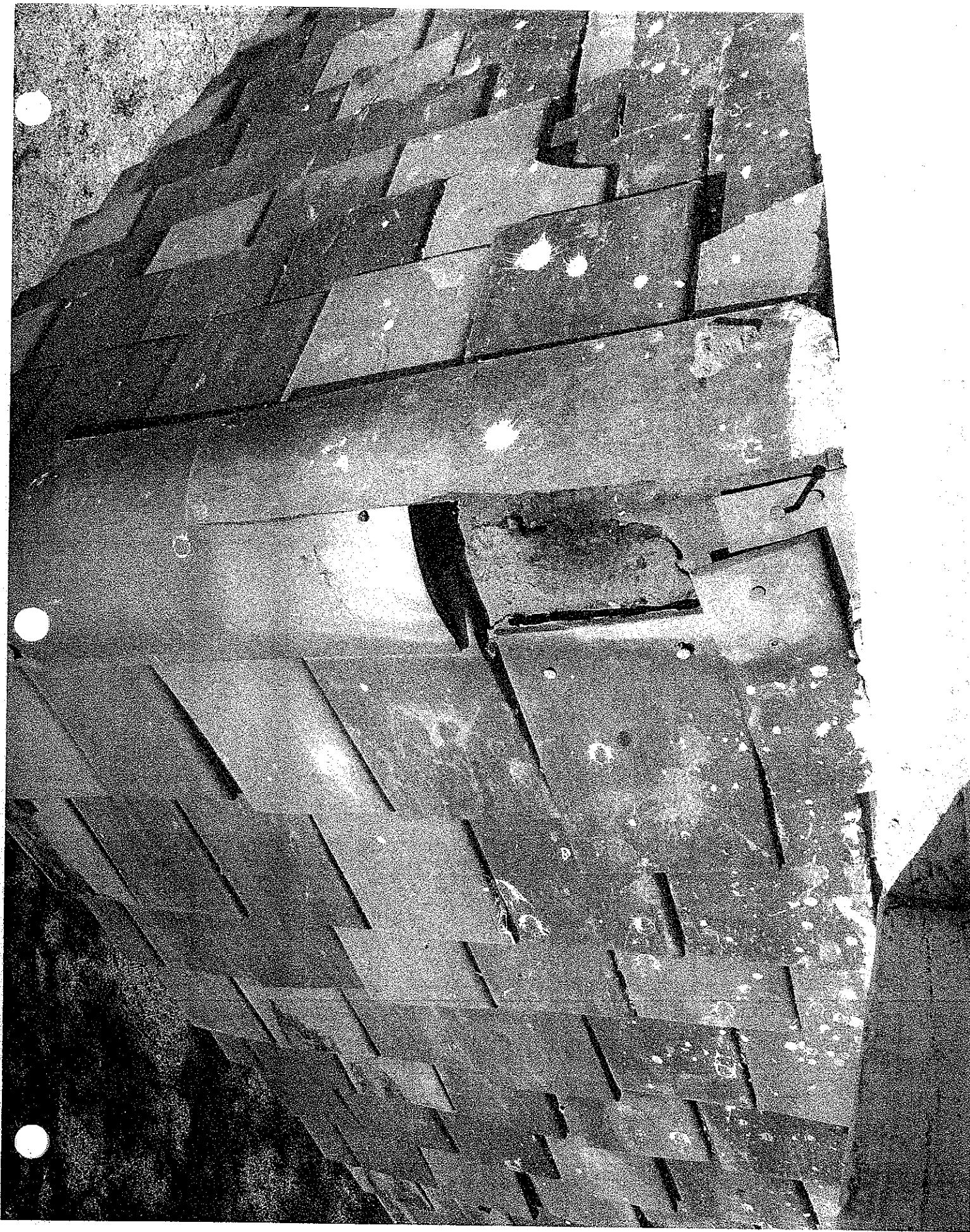


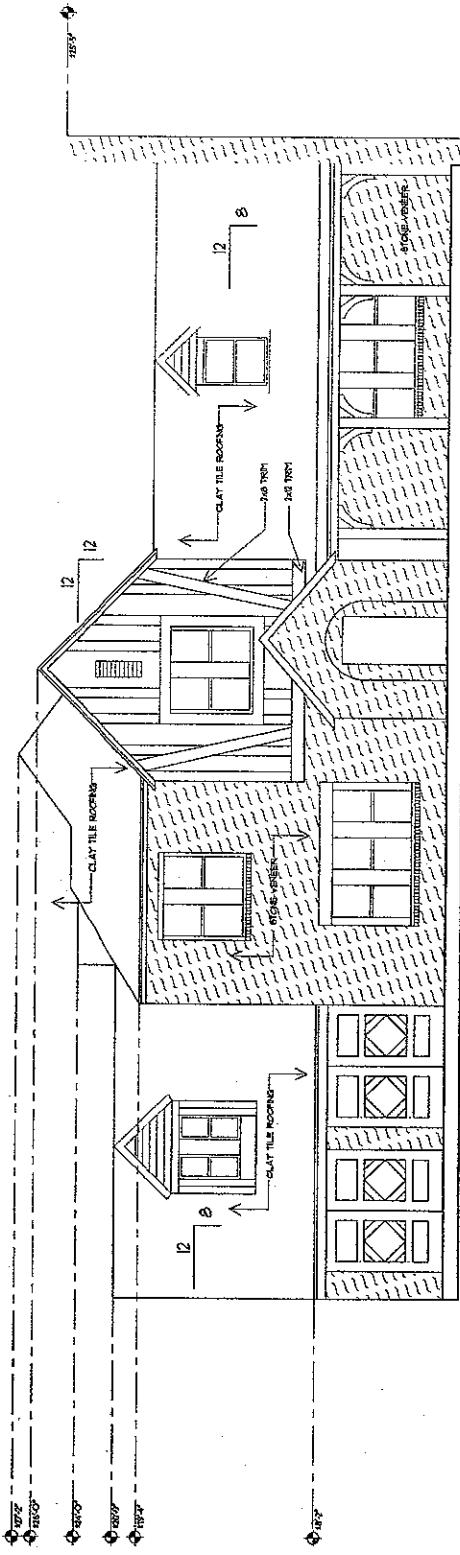




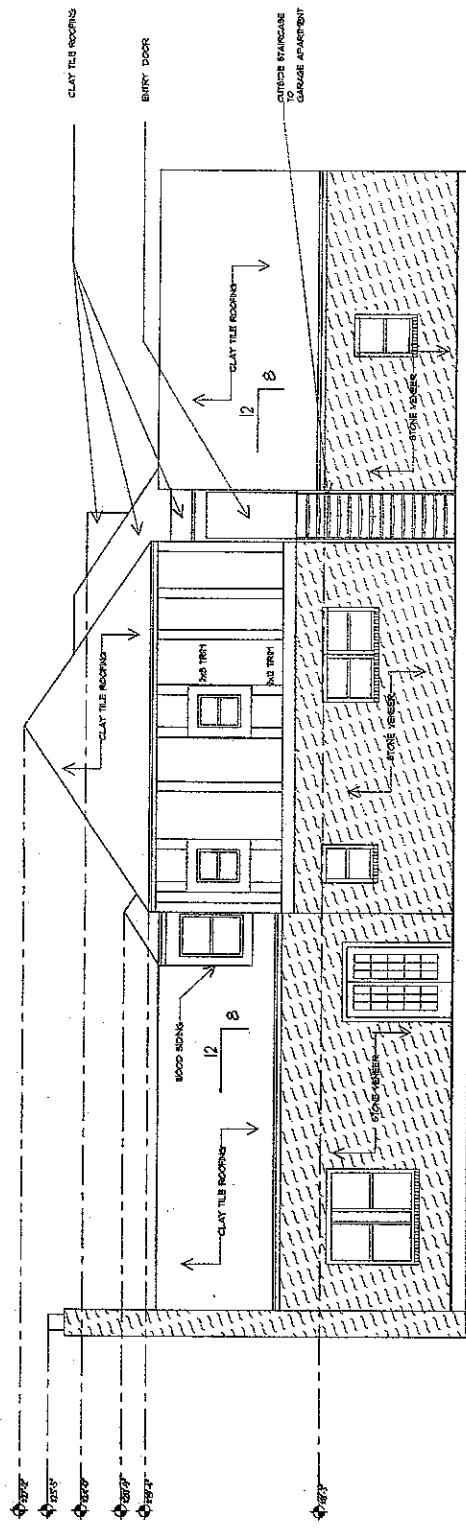








① WEST ELEVATION  
Scale:  $\frac{1}{4}'' = 1'-0''$



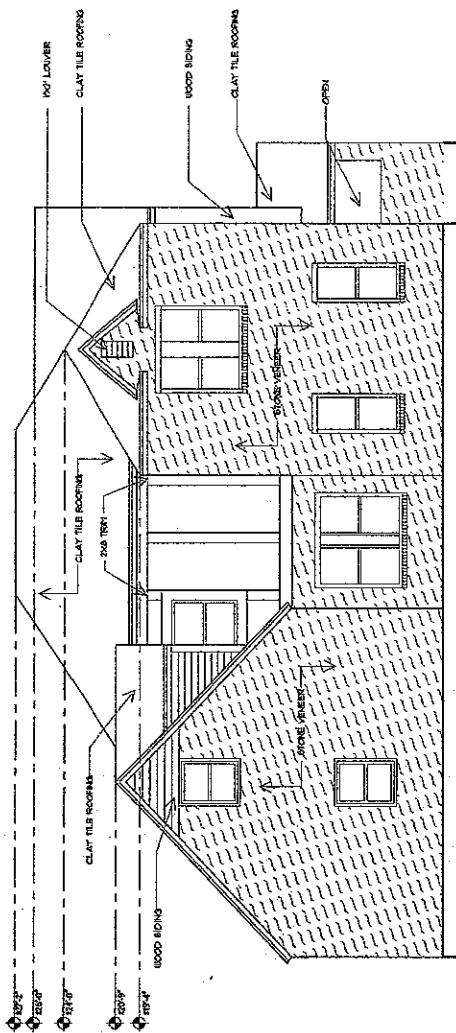
LOPIZ RESIDENCE  
28 MARION

DEBRA J. DOCKERY, ARCHITECT, P.C.

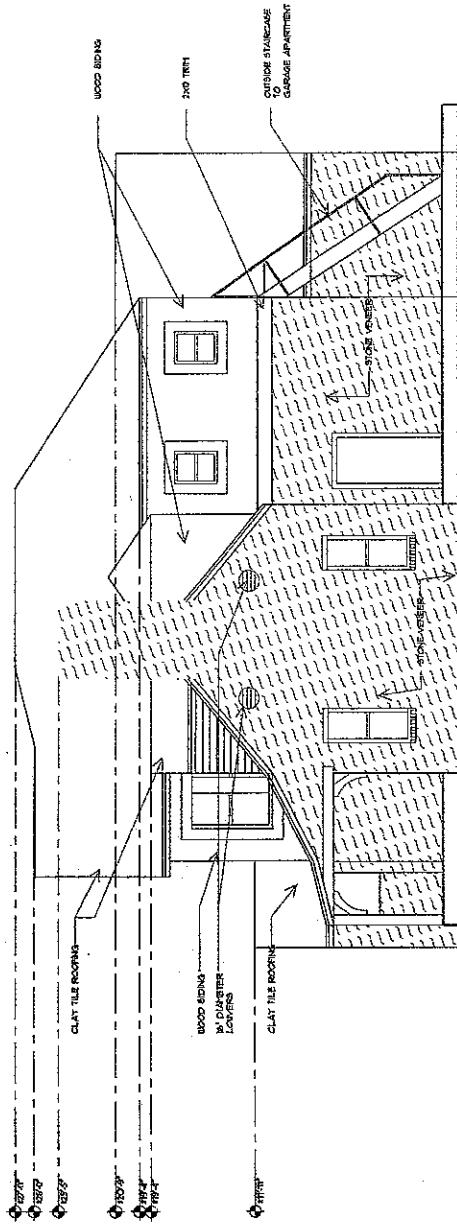
INTERNA REVIEW ONLY  
DO NOT DISTRIBUTE.  
PRINTED ON COMPUTER  
BY THE OFFICE OF THE  
PROJECT, DEBRA J. DOCKERY,  
TICKET NO. 1338

A-5

PROJECT NO.	8407
NAME	LOPIZ
DATE	08/20/06
AMOUNT	\$10,000
DESCRIPTION	Architectural Drawings



② NORTH ELEVATION  
SCALE 1/8" = 1'-0"



② SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

PROJECT NO.	06407
PRINCIPAL	SARAH
REVISION	0
DATE	AUGUST 2006
DESCRIPTION	

LOPEZ RESIDENCE  
28 Montrose

DEBRA J. DOCKERY, ARCHITECT, P.C.

118 REEDDAWAY, SUITE 516

SPRINGFIELD, MA 01102

PHONE (413) 235-6100

FAX (413) 235-7588

A-4

INTERIOR DRAWINGS ONLY
DO NOT SCALE
Not intended for permit,
bidding, or construction.
Architect: Debra J. Dockery
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## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No:

31

**HDRC CASE NO:** 2006-180

**IDENTIFIER:**

**ADDRESS:** 502 506, 508, & 510 Riverwalk

**LEGAL DESCRIPTION:** NCB 148 BLK LOT N 94.93 FT OF S 214.5 FT OF 6 & 6  
1/2, W IRRG 10.7 FT OF 5

**ZONING:** D H HE RIO-3

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 1

**DISTRICT:** Alamo Plaza Historic District, RIO-3

**LANDMARK:** Casino Building

**APPLICANT:** FSI Restaurant Development (Landry's)

**OWNER:** Casino Club Ltd.

**TYPE OF WORK:** Exterior Renovations

### **REQUEST:**

The applicant is requesting a Certificate of Appropriateness for Final approval to:

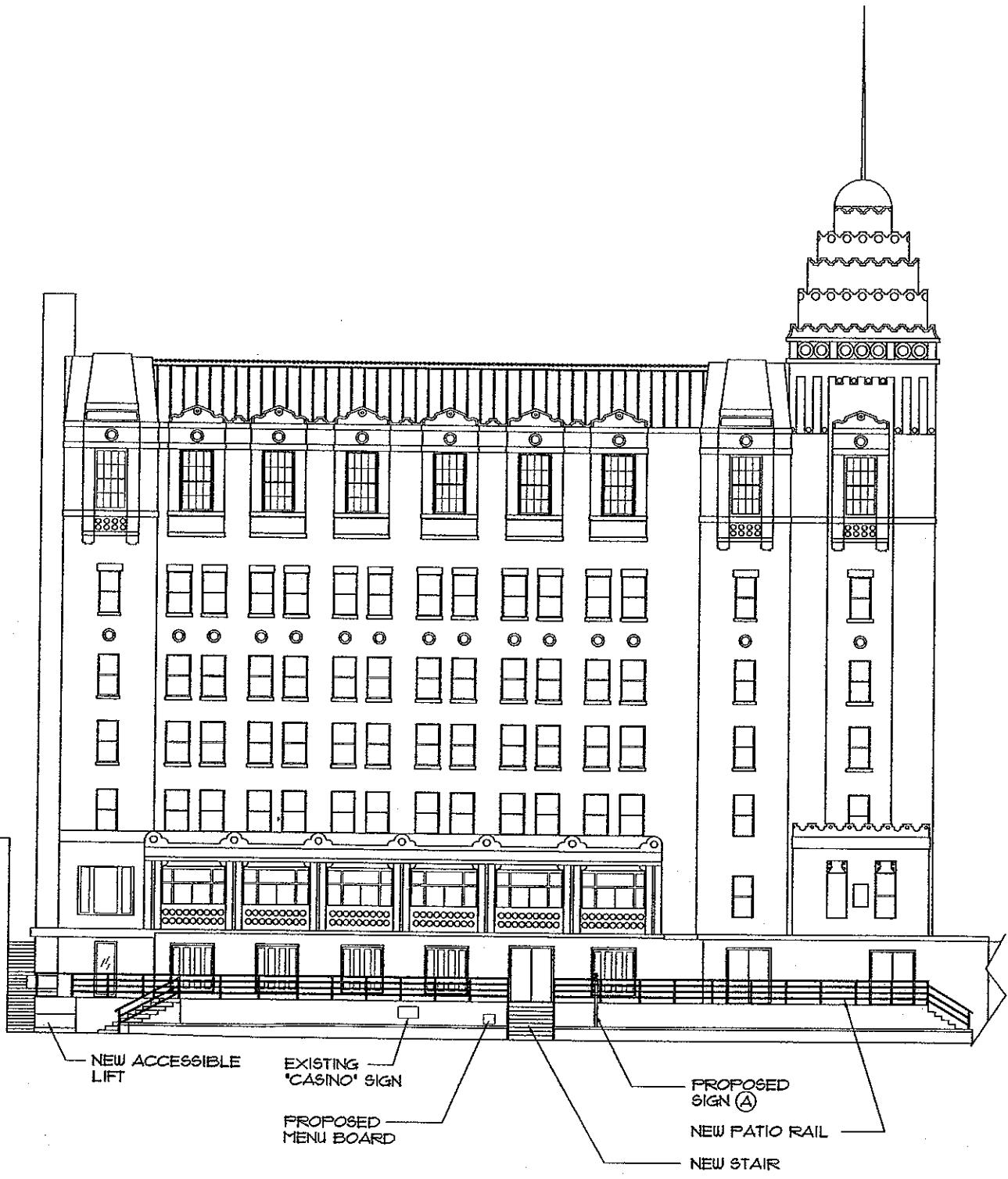
1. Reduce scope to only the Riverwalk Level, previous submittal included the Presa Street level of the building.
2. Rework existing patio to remove intermediate stairs and connect both patios to create one level patio. (Previously approved)
3. Move existing stair from the Riverwalk to middle as shown on plans, fill old stair location with landscaping. (Previously approved)
4. Install wheel chair lift at south side of patio per Commission recommendations. Keep existing stair but modify to fit lift. (Previously approved)
5. Signage, install sign "A" conceptually approved, need final approval. Omit sign "C", "B" and "E"
6. Revise Sign "D" to be 12"x12" with the Saltgrass name. These are to be located at upper level and mounted flush to the building face. One on Crocket elevation and one on Presa elevation. These signs mark the access points to the restaurant from the street level.

The accompanying exhibits provide additional information.

### **RECOMMENDATION:**

The staff recommends approval of this request as submitted. The proposed changes reflect the previous comments of the Historic Design and Review Commission, are architecturally and esthetically appropriate for their setting and will have no adverse effects on the property or the district. Also, the revised 12"x12" Saltgrass sign "D" to be mounted on the Crockett and Presa St. elevations is within the 50 square feet of signage per façade with a public entrance that is permitted in the RIO-3 District.

### **CASE COMMENTS:**



## RIVER SIDE ELEVATION

SCALE: N.T.S.

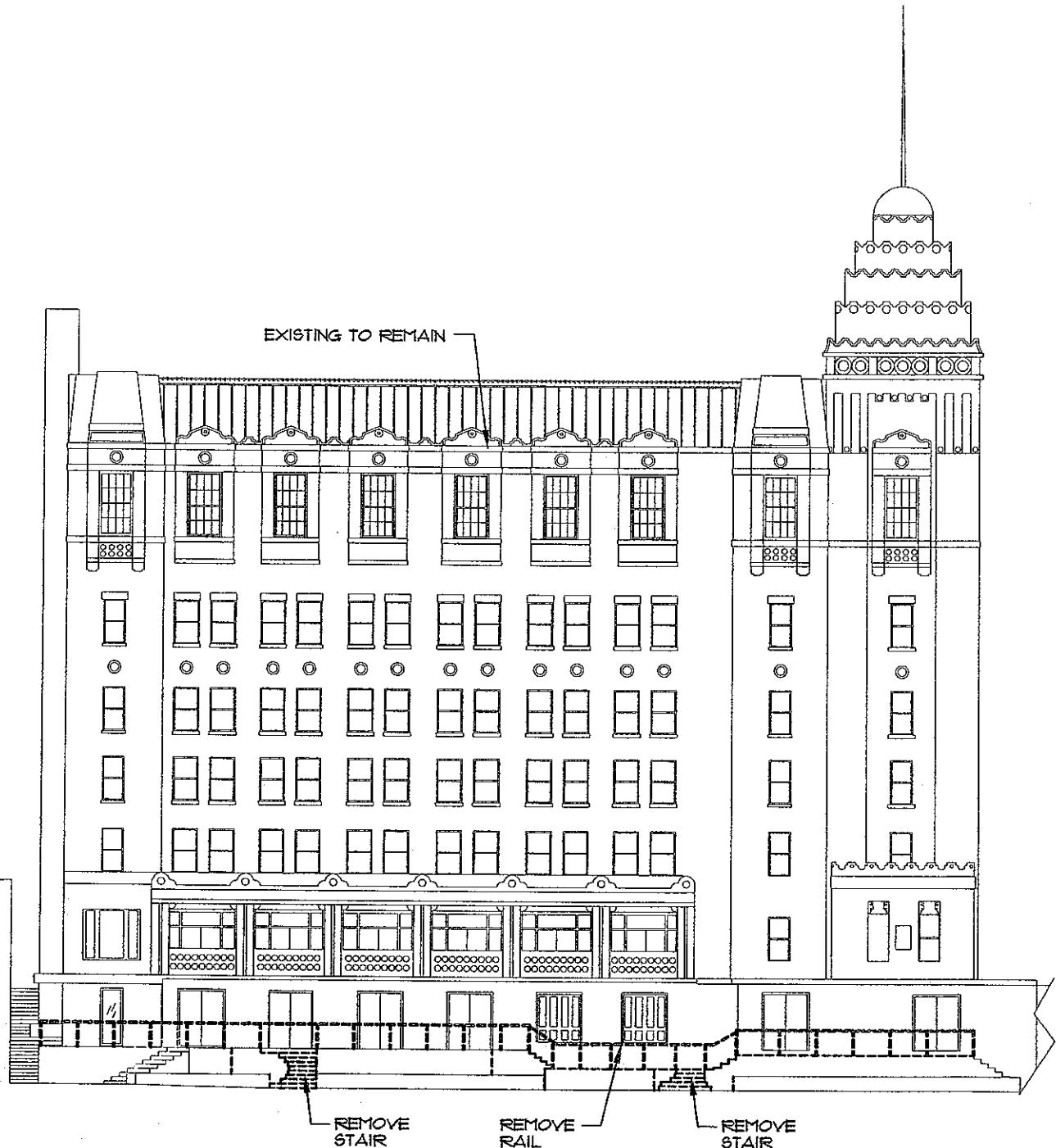
**KSA**  
ARCHITECTURE

2820 NORTH LIPPS WEST  
SUITE 350, HOUSTON, TEXAS 77018  
713-656-4800 FAX 713-656-6160

**SALTGRASS**  
STEAKHOUSE

SALTGRASS STEAK HOUSE  
RIVERWALK  
SAN ANTONIO, TX

ELV-3R



## DEMO RIVER SIDE ELEVATION

SCALE: N.T.S.

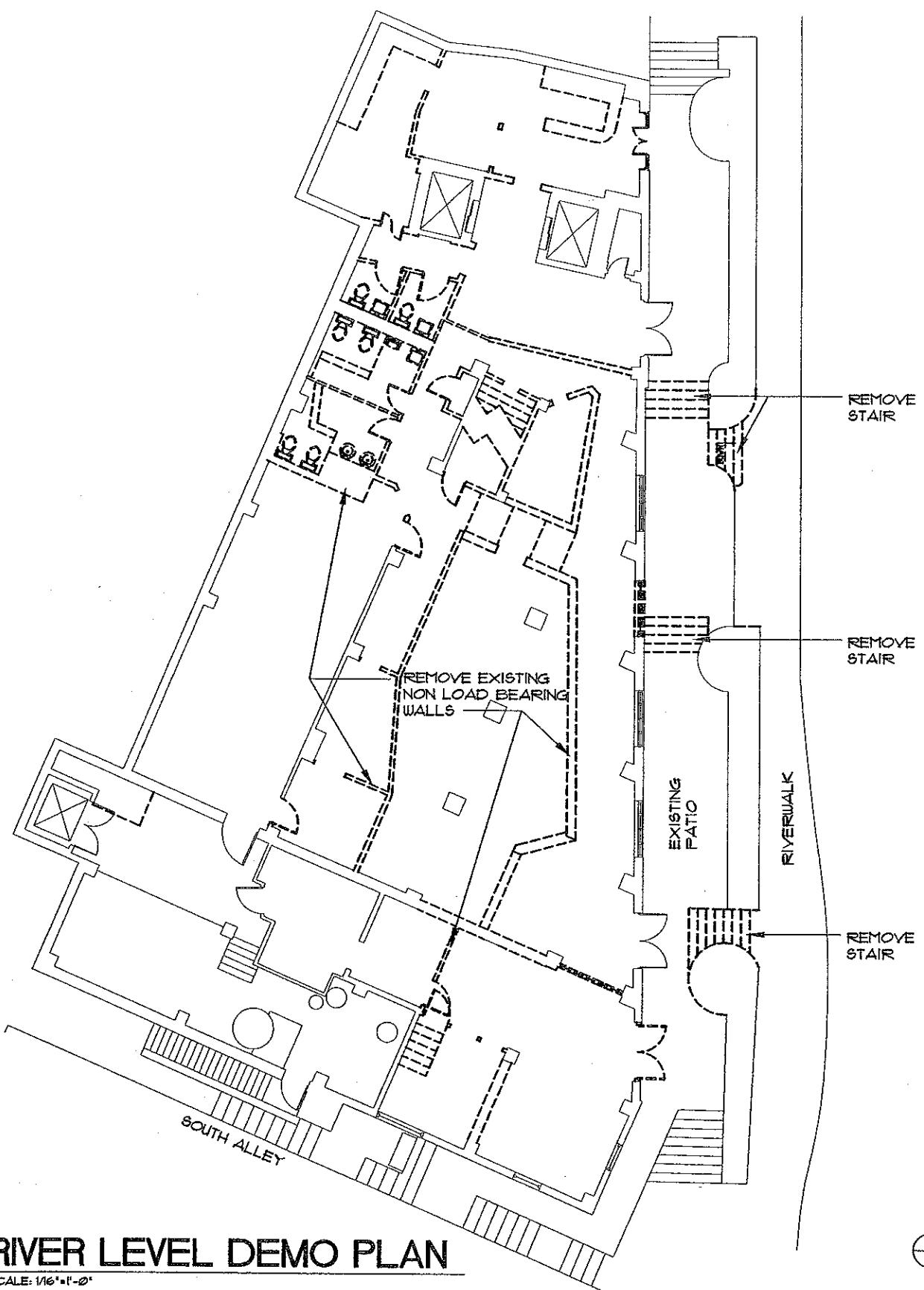
**KSA**  
ARCHITECTURE

1200 NORTH LEEF VEST  
HOUSTON, TEXAS 77008  
713-659-4000 FAX 713-659-9180

**SALTGRASS**  
STEAKHOUSE

SALTGRASS STEAK HOUSE  
RIVERWALK  
SAN ANTONIO, TX

D3



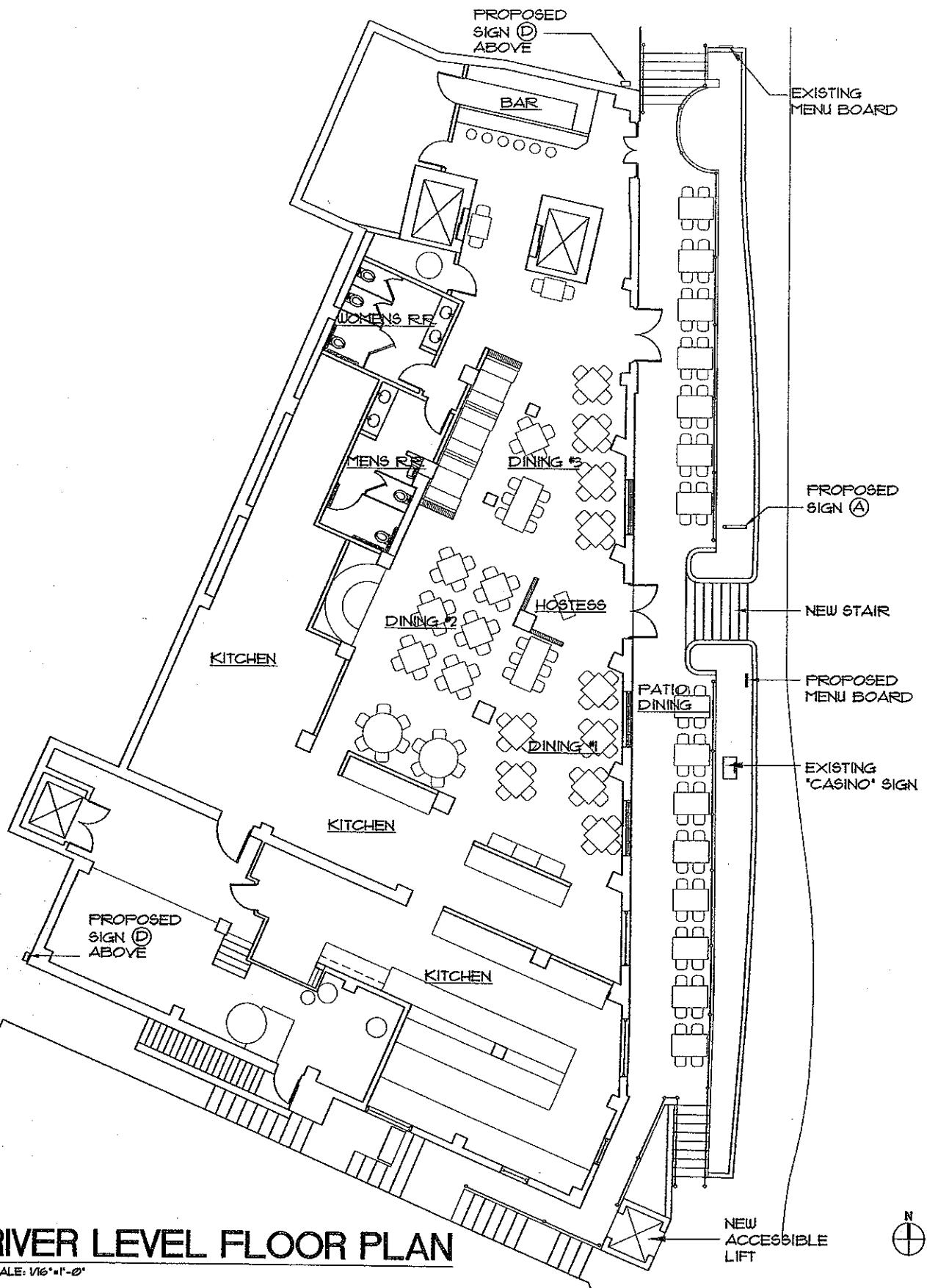
**KSA**  
ARCHITECTURE

509 NORTH LOOP WEST  
SUITE 300, HOUSTON, TEXAS 77008  
713-656-4300 FAX 713-656-3150

**SALTGRASS**  
STEAKHOUSE

SALTGRASS STEAK HOUSE  
RIVERWALK  
SAN ANTONIO, TX

D1



## RIVER LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"



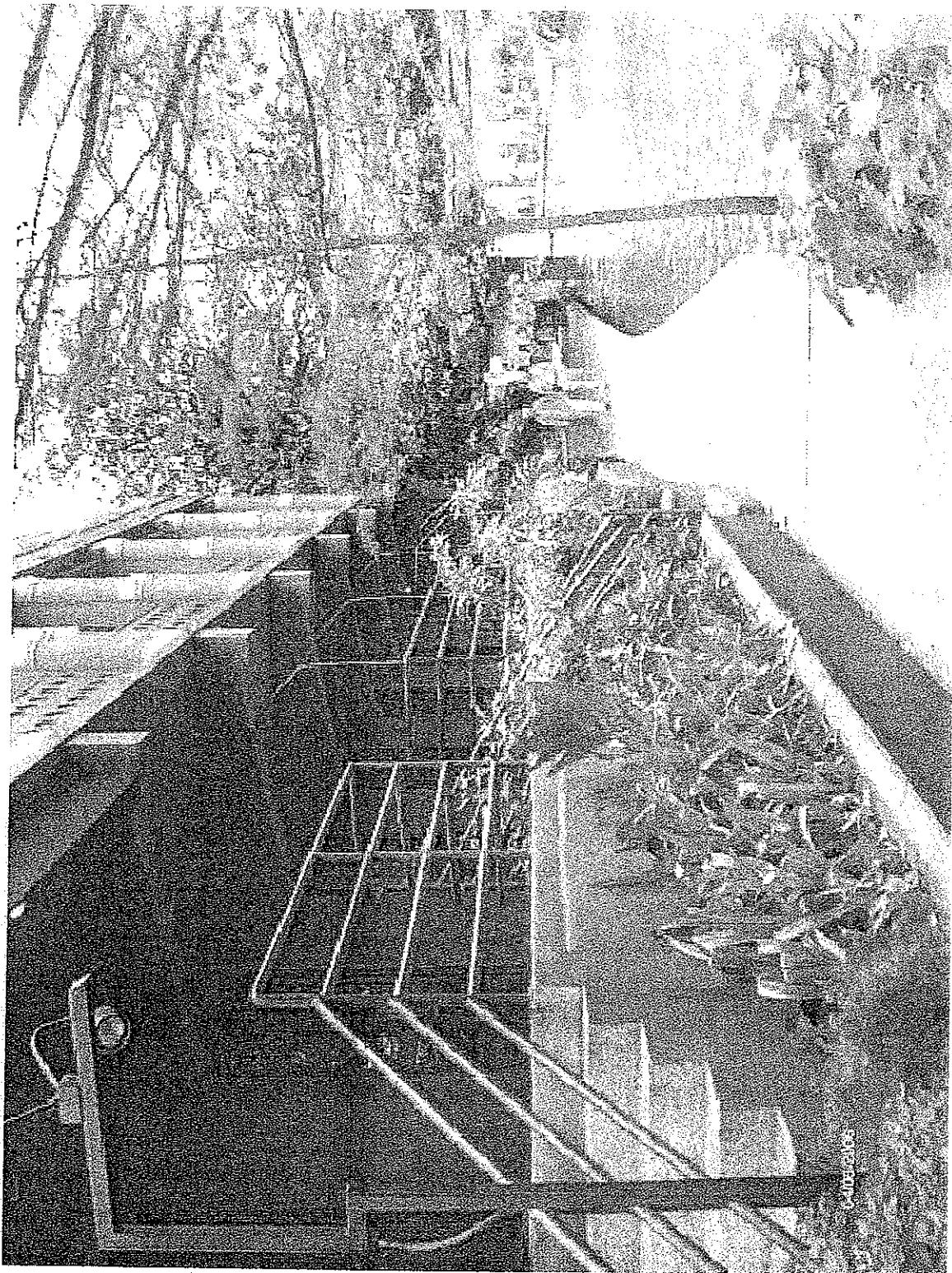
**KSA**  
ARCHITECTURE

2200 NORTH Loop West  
Suite 350, Houston, Texas 77018  
713-699-4900 FAX 713-699-8180

**SALTGRASS**  
STEAKHOUSE

SALTGRASS STEAK HOUSE  
RIVERWALK  
SAN ANTONIO, TX

AIR



**KSA**

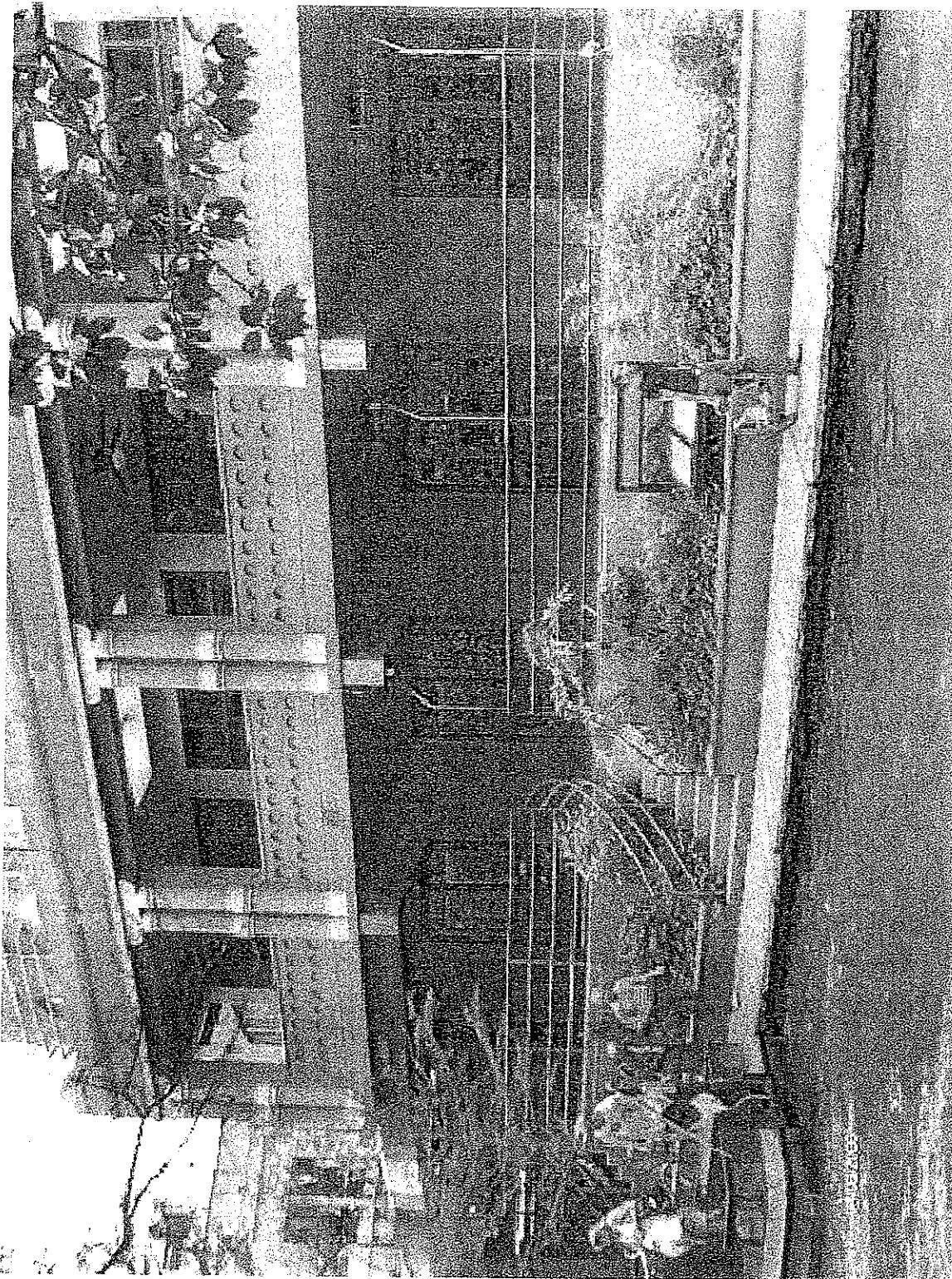
ARCHITECTURE

2600 NORTH LOOP WEST  
SUITE 1000, HOUSTON, TEXAS 77003  
713-529-4900 FAX: 713-529-3103

**SALTGRASS**  
STEAKHOUSE

EXISTING EXTERIOR  
ELEVATION  
RIVERWALK

EE10



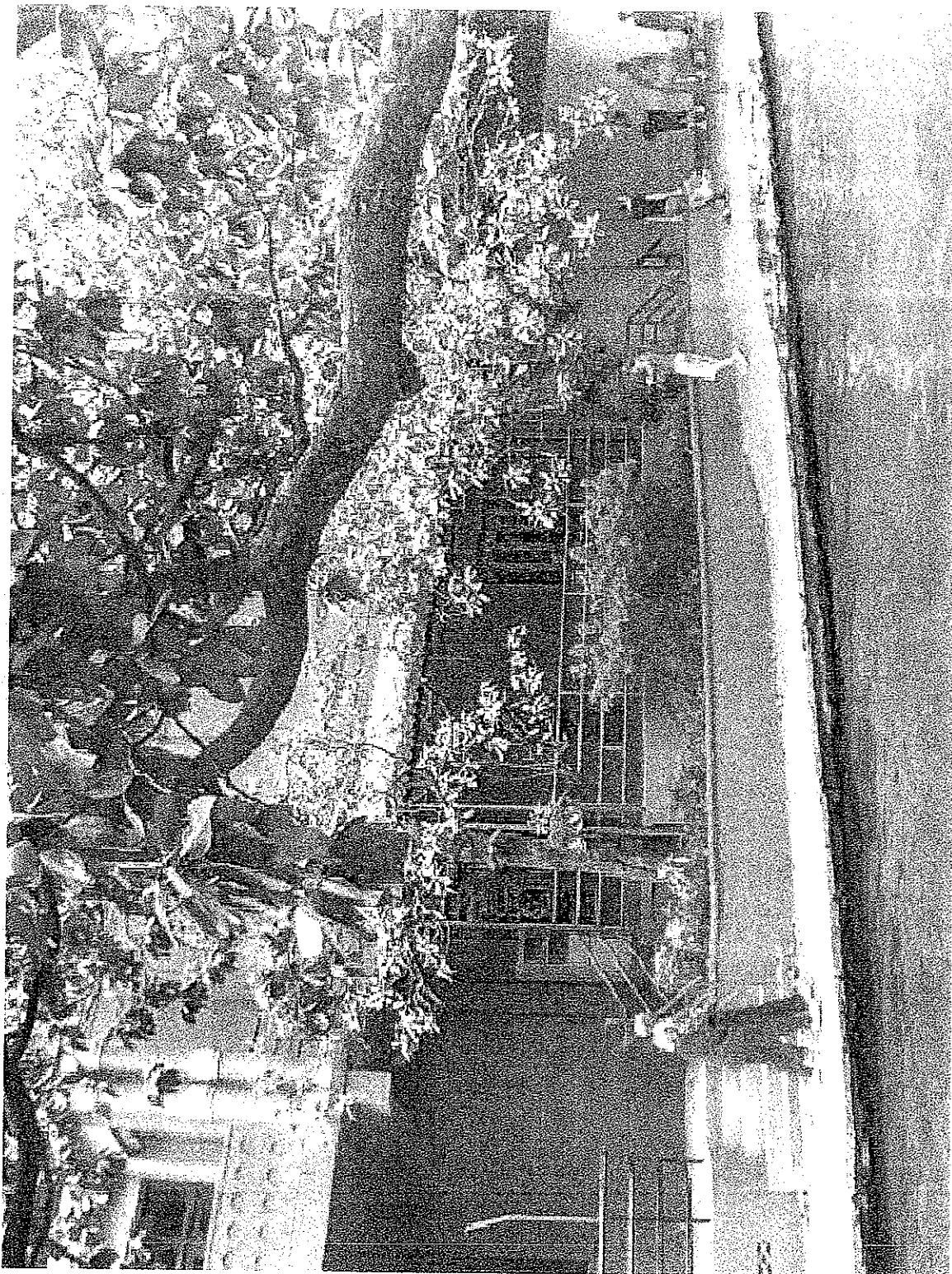
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ARCHITECTURE

2100 NORTH LIPPS WEST  
SUITE 300, HOUSTON, TEXAS 77018  
713-653-4000 FAX 713-653-6100

**SALTGRASS**  
STEAK HOUSE

EXISTING EXTERIOR  
ELEVATION  
RIVERWALK

EE11



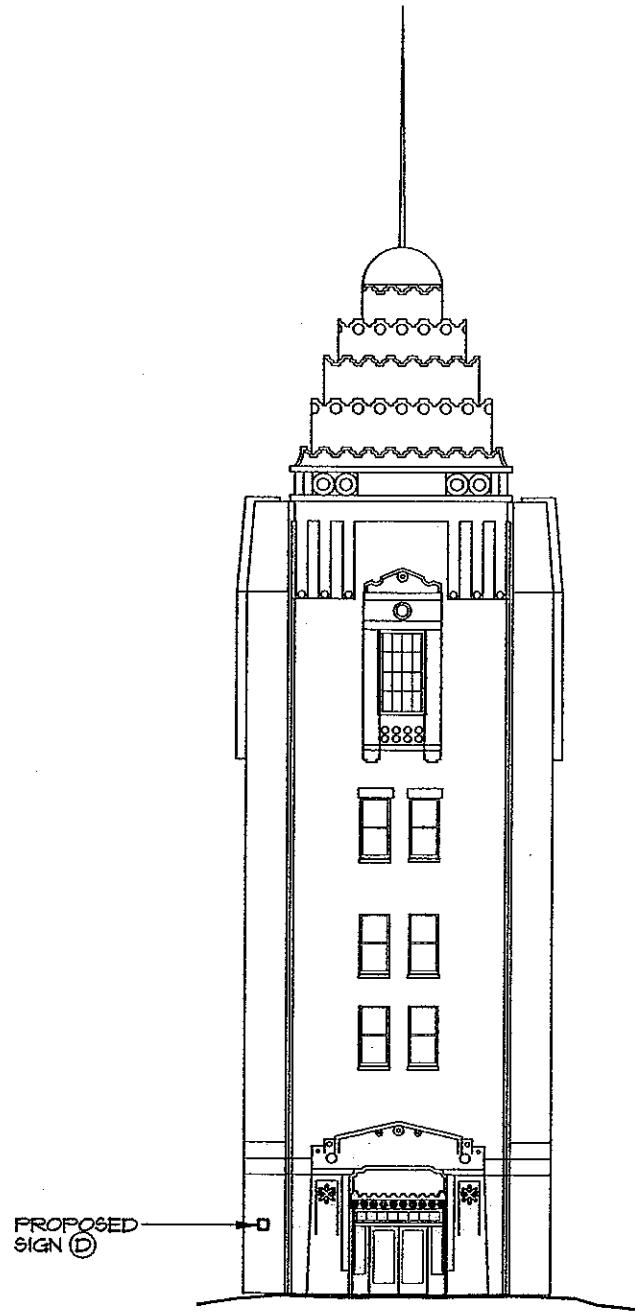
**KSA**

ARCHITECTURE  
8100 NORTH LIPPS WEST  
SUITE 300, HOUSTON, TEXAS 77018  
713-656-4800 FAX 713-655-3160

**SALTGRASS**  
STEAKHOUSE

EXISTING EXTERIOR  
ELEVATION  
RIVERWALK

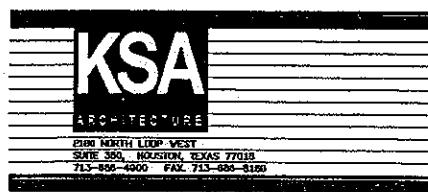
EE13



W. CROCKETT ST.

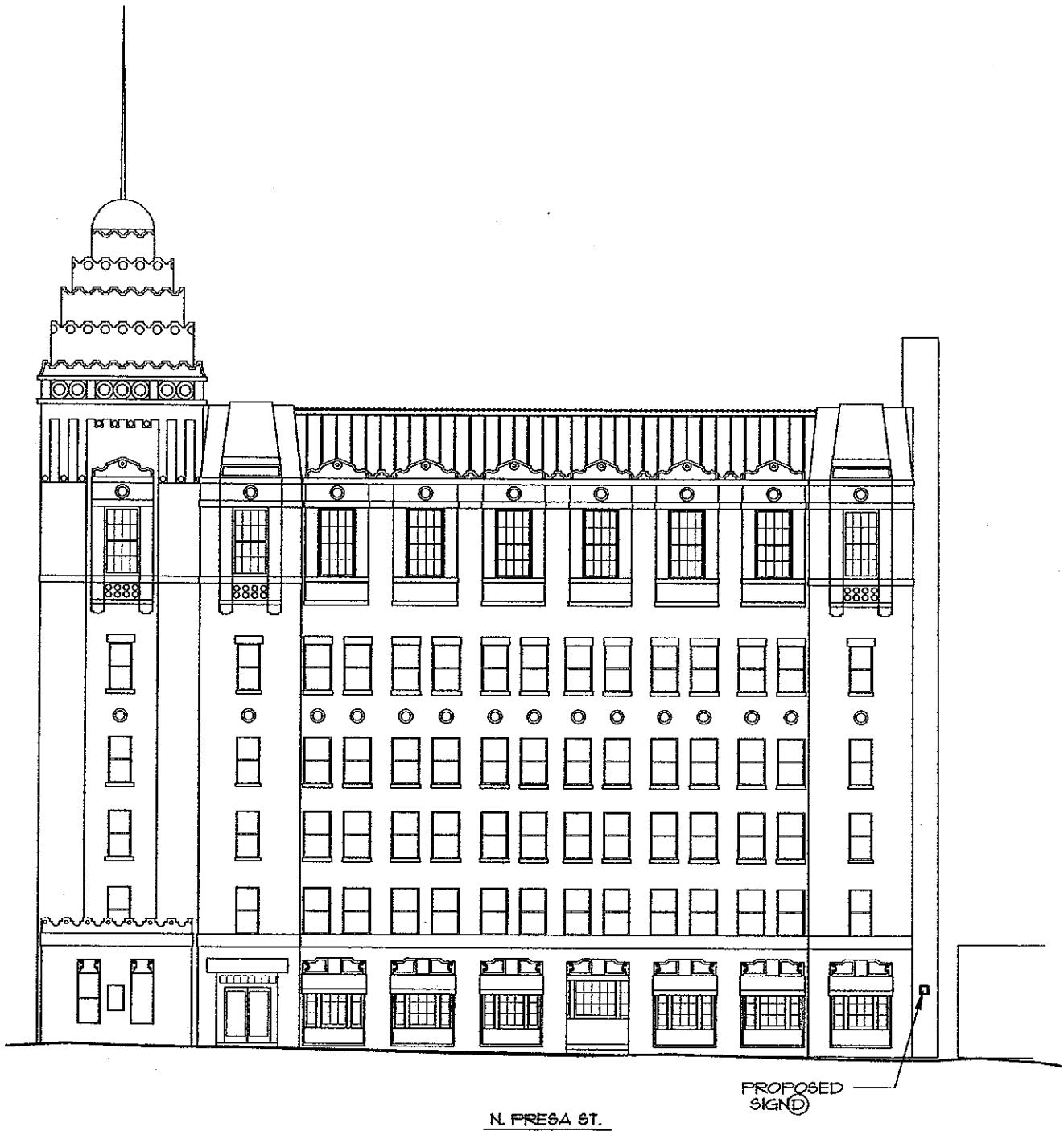
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SCALE: N.T.S.



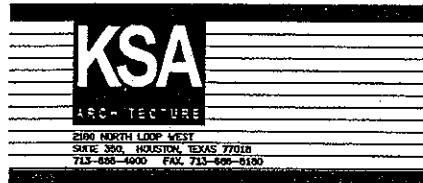
SALTGRASS STEAK HOUSE  
RIVERWALK  
SAN ANTONIO, TX

ELV-1R



## STREET SIDE ELEVATION

SCALE: N.T.S.



SALTGRASS STEAK HOUSE  
RIVERWALK  
SAN ANTONIO, TX.

ELV 2R

JOB INFORMATION  
SALTGRASS  
502 RIVERWALK WAY  
SAN ANTONIO, TX

SALESPERSON  
**JOHN HADAYA**  
DESIGNER  
**DAVID GREEN**  
SKETCH #10  
**SALTGRASS**  
DATE  
**06-05-2006**

REVISION DATES

1 2 3 4 5 6

VOLTAGE

**120 VOLTS**

EMERGENCY LIGHTING.  
DO NOT LOCATE THIS IF TO BE  
INSTALLED BY THE OWNER.  
A 120 VAC RELOCATED SHOULD  
NOT BE LOCATED NEAR  
AN AC OUTLET. REFER TO  
THE PLATES &  
ALL SHADING INDIVIDUALLY.

ONCE ORDERED:

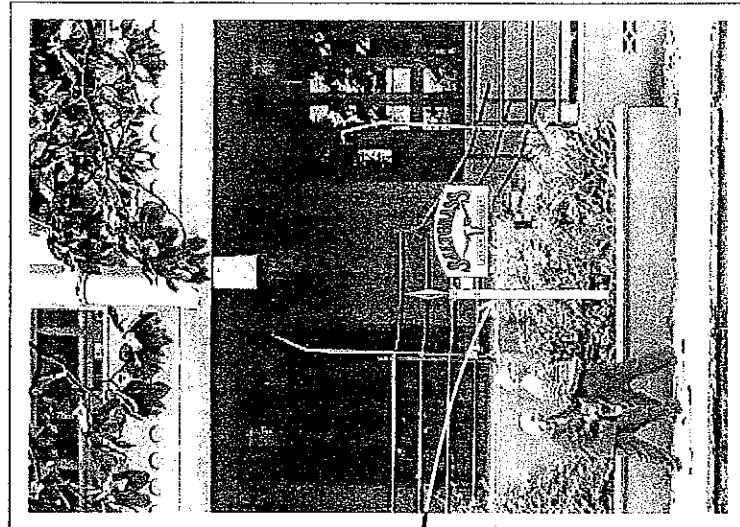
• THE DESIGNER AND CON-  
TRACTOR ARE RESPONSIBLE FOR  
THE "WAL" OR "ATCH" WHICH  
SHOULD PRODUCT FINELY  
COPPER PLATE. APPEND A  
MATERIAL AS FOLLOWS:  
The original design is the  
sole property of the designer.  
If copy will be reproduced,  
copy the original "WAL"  
or "ATCH" without past  
discrepancy, namely, confor-  
mity and respects.

Page **1** of **4**

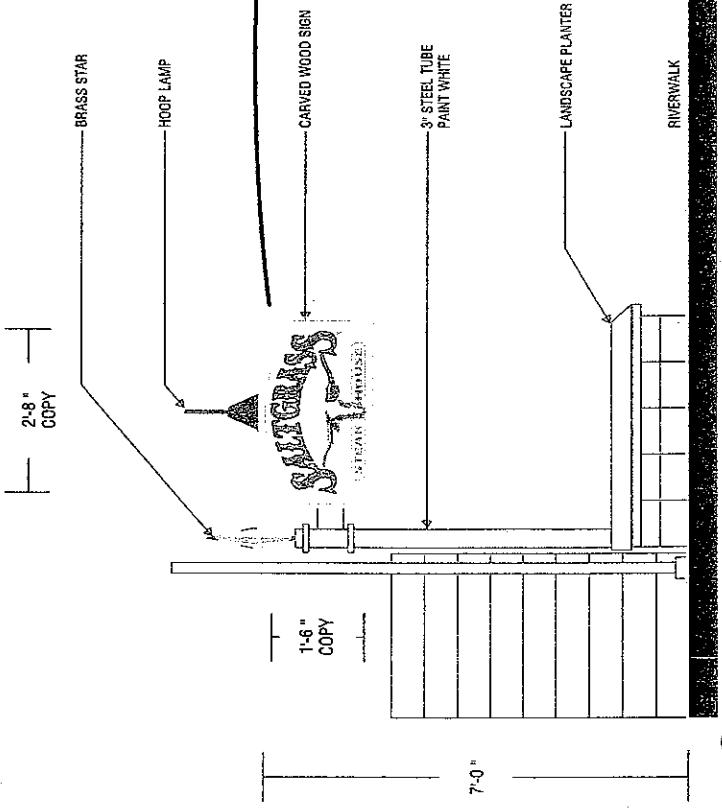
CLIENT APPROVAL

**OUTPOST Signs**  
EXTERIOR EXCELLENCE. EXTERIOR EXCELLENCE.  
TEL: 050-591-1400 FAX: 050-569-1483

0025 OAKDALE AVENUE, STEE 150  
SAN DIEGO, CA 92123-1620



NOTE: SIGN ORIENTATION TO BE 90 DEGREES TO AS SHOWN



JOB INFORMATION  
**SALTGRASS**  
**502 RIVERWALK WAY**  
**SAN ANTONIO, TX**

**SALESPERSON  
JOHN MADAYA  
DESIGNER  
DAVID GREEN  
SKETCH NO  
SALTGR13  
DATE  
06-05-2006**

REVISION DATES

**1120 VOLTS**

REPLACE EXISTING DOUBLE FACED NON ILLUMINATED UNDERCOUNTER DISPLAY

41-0

# SALVATION STEAK HOUSE

STEAK HOU

REPLACE EXISTING DOUBLE FACED NON ILLUMINATED UNDERCOUNTER DISPLAY

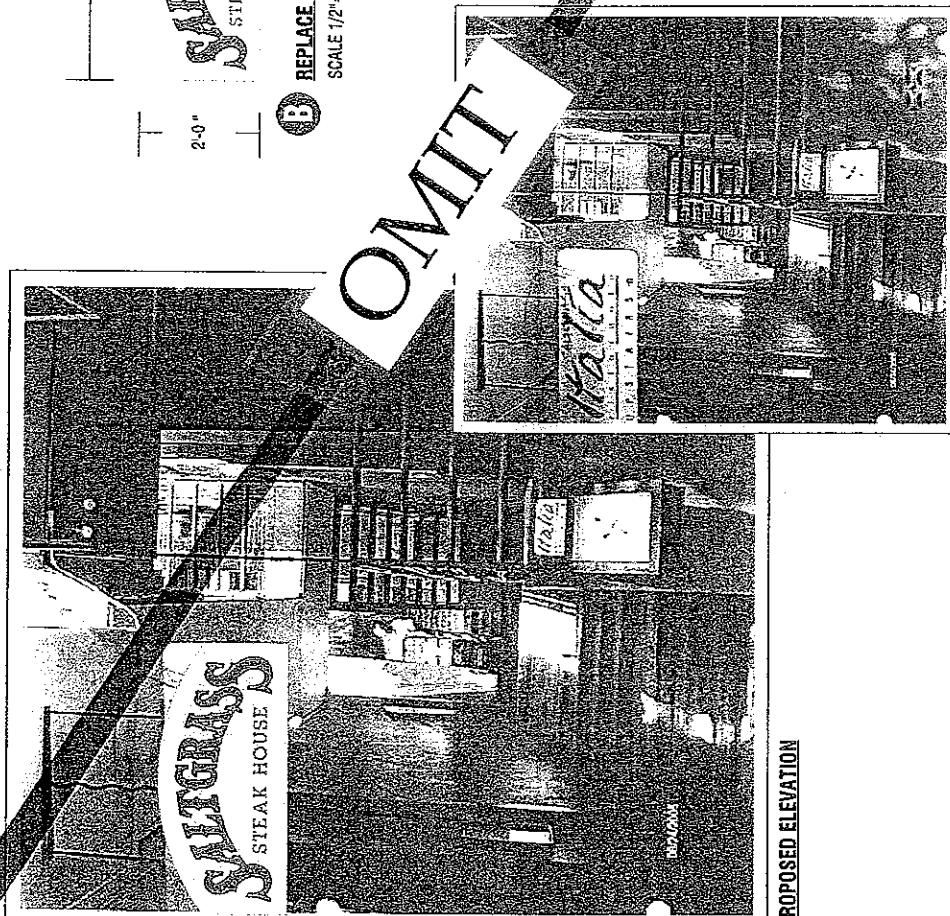
**1120 VOLTS**

Page 2 of 4

CLIENT APPROVAL

SUGGESTIONS

**ESTATE PLANNING AND ADMINISTRATION**  
TEL: 858-569-1400 FAX: 858-569-1453  
9025 BALBOA AVENUE, STE 150  
SAN DIEGO, CA 92123-1520



PROPOSED ELEVATION

### AS-IS ELEVATION

JOB INTEGRATION  
SALTGRASS  
502 RIVERWALK WAY  
SAN ANTONIO, TX

SALESPERSON  
JOHN HADAYA  
DESIGNER  
DAVID GREEN  
SKETCH NO.  
SALTGR13

DATE  
08-05-2006

REVISION DATES



VOLTAGE  
**120 VOLTS**

PRODUCT SECTION 1 OF 1  
MANUFACTURED BY:  
A. 23 24 25 26 27 28 29  
VINTNER DESIGN INC.  
108 E. 19TH STREET  
NEW YORK, NY 10003  
TEL: 212-531-1000  
FAX: 212-531-1000

CODES REQUESTED  
1. THIS DRAWING IS FOR  
REFERENCE PURPOSES ONLY  
THERE WILL NOT MATCH EXACTLY  
WITH THE PRODUCT RECEIVED.  
2. THIS DRAWING IS FOR  
REFERENCE PURPOSES ONLY  
IT IS NOT TO BE USED AS A  
DRAWING FOR CONSTRUCTION.  
3. THIS DRAWING IS FOR  
REFERENCE PURPOSES ONLY  
IT IS NOT TO BE USED AS A  
DRAWING FOR CONSTRUCTION.

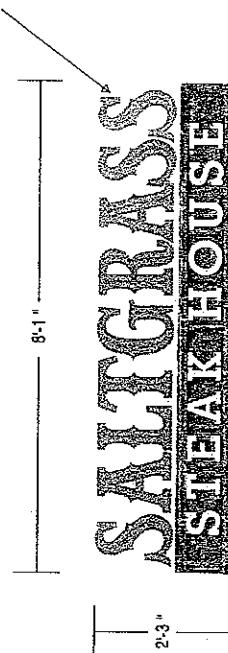
Page 3 of 4

CLIENT APPROVAL

RECEIVED BY: JOHN HADAYA  
THE DATE: 08-05-2006  
TEL: 0510-569-1400 FAX: 0510-569-1453  
9025 BALBOA AVENUE, STE 150  
SAN DIEGO, CA 92123-1520

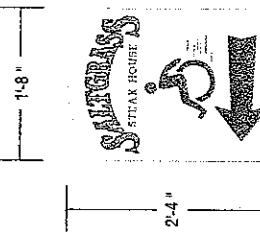


OPEN PAN CHANNELS WITH EXPOSED NEON,  
PAINT INSIDE CARDINAL RED, OUTSIDE DURONODIC BRONZE,  
ILLUMINATE WITH DT CLEAR RED NEON.



© NEW SINGLE FACED ILLUMINATED CANOPY DISPLAY  
SCALE 1/2" = 1'-0"

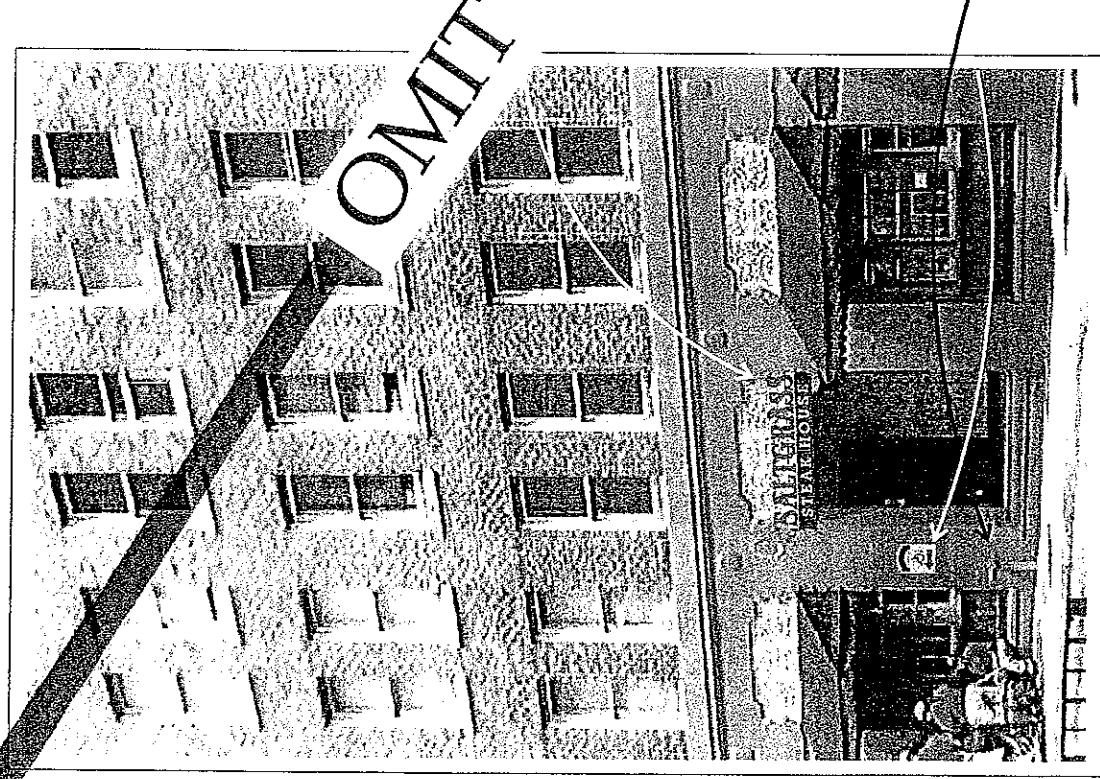
FLUSH MOUNTED FLAT CUT OUT 1/2" SINTRA LETTERS  
PAINTED



NEW SINGLE FACED NON ILLUMINATED WALL DISPLAY  
SCALE 3/4" = 1'-0"



PROPOSED ELEVATION SCALE PROPORTIONATE



JOB INFORMATION  
SALTGRASS  
502 RIVERWALK WAY  
SAN ANTONIO, TX

PRINTED BY COMPUTER SYSTEMS INC.

SALESPERSON

JOHN HADAYA

DESIGNER

DAVID GREEN

SKETCH NO

SANTCH13

DATE

06-05-2006

REVISION DATES

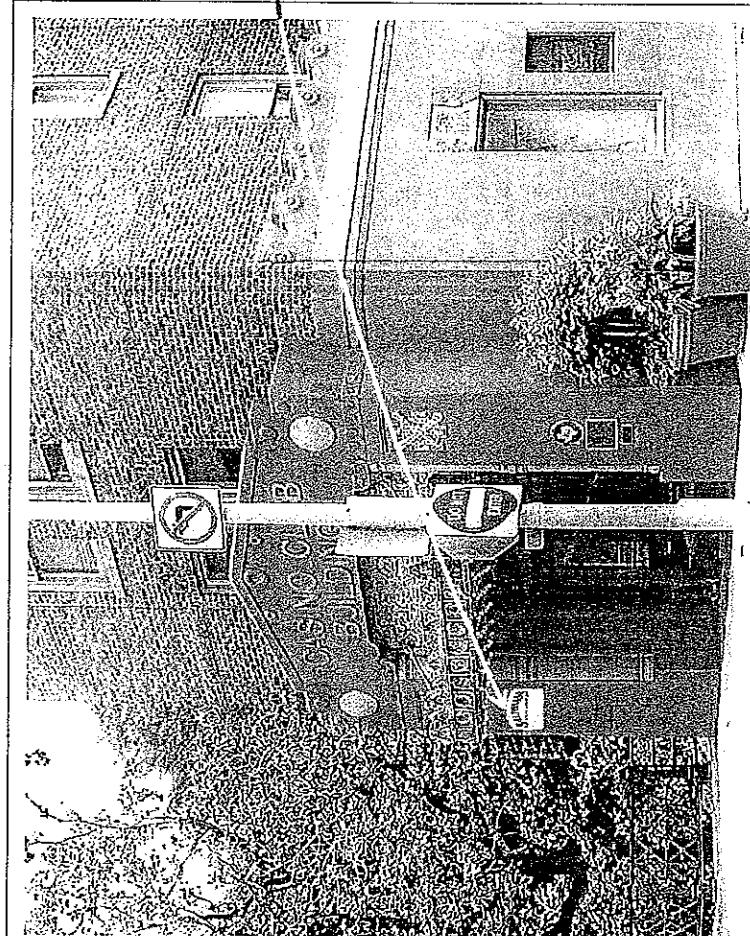
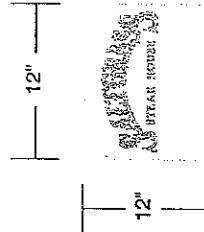
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ALL INSTALLATIONS

**① NEW SINGLE FACED NON ILLUMINATED  
WALL DISPLAY**



PROPOSED ELEVATION    SCALE PROPORTIONATE

CLIENT APPROVAL

SALTGRASS

PRINTED BY COMPUTER SYSTEMS INC.

702 RIVERWALK WAY SAN ANTONIO, TX 78204

TEL 210-498-4400 FAX 210-498-4401

SAN ANTONIO, TX 78228-4100

Page 4 of 4

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No.: 32

**HDRC CASE NO:** 2004-137B

**IDENTIFIER:** San Antonio River Improvements Project, Museum Reach - Urban Seg

**ADDRESS:** San Antonio River between Lexington and Grayson

**LEGAL DESCRIPTION:**

**ZONING:**

**PUBLIC PROPERTY:** City of San Antonio Property

**COUNCIL DISTRICT:**

**DISTRICT:** RIO-2

**LANDMARK:**

**APPLICANT:** John Mize, Ford, Powell and Carson, Inc.

**OWNER:** City of San Antonio

**TYPE OF WORK:** River Improvements

### **REQUEST:**

The applicant is seeking a Certificate of Appropriateness for Final Approval on the San Antonio River Improvements - Museum Reach Architectural and Landscape Planting Plans. The accompanying exhibits provide additional information.

### **RECOMMENDATION:**

The staff recommends approval of this request as submitted.

The project is in two segments. The first segment reflects an urban while the northern segment near the Museum will transition to a more natural appearance. The plan has a varying landscaping, access points and special features at the River's edge. These include unique elements such as mashes, wetlands and other water elements to preserve aquatic habitat. Also, the crossing at Roy Smith Street will utilize the restored iron bridge that connected the Lone Star brewery towers, before it became the Museum of Art. Another important feature is signage recognizing the original Robert Hugman Lexington Avenue Dam and detailing modifications.

### **CASE COMMENTS:**

Conceptual approval with the incorporation of staff comments was granted on May 19, 2004. An update was provided April 5, 2006.

## ARCHITECTURAL DESIGN NARRATIVE

The Urban Segment portion of the Museum Reach of the San Antonio River extends from Lexington Avenue to Josephine Street. It begins at the northern termination of the completed Houston Street to Lexington Avenue segment of the River Improvements Project, which is also the northern termination of the historic Hugman River Walk. Consequently, the design for this part of the project will reflect this urban character, and materials for bulkheads, pedestrian walks, retaining walls and landscape materials up to the lock and dam just north of Brooklyn Avenue will relate to existing River Walk materials and patterns. Upstream of the lock and dam the design will transition to a softer, more vegetated appearance. Material choices north of the lock and dam will be augmented by brick similar to that used on the San Antonio Museum of Art.

There are several notable features in the urban segment. The first is the Lexington Avenue Dam, a weir designed by Robert Hugman and implemented as part of the original river improvements. A portion of the dam will be removed in order to allow barge traffic to pass upstream. Interpretive signage will be placed on both banks of the river to explain the history and significance of the dam, and when and why it was modified. The lock and dam is located immediately upstream from Brooklyn Avenue. It will have two lock chambers with a crest gate to pass flood flows. The locks will raise and lower boats between the lower pool level of the downtown River Walk and the higher pool level of the upper river and allow barge traffic to move all the way up to a turning basin adjacent to the Pearl Brewery. The lock and dam will include a maintenance building housing the mechanical and electrical equipment necessary for the operation of the locks, an office for lock staff, public restrooms and storage areas. An overlook will be located immediately downstream from the locks to allow pedestrians to observe lock operations. Other pedestrian overviews occur at Eighth Street, north of Jones Avenue and at Schiller Street.

A small maintenance and storage facility is planned adjacent to Camden Street which will accommodate up to four river or maintenance barges, or park police boats. An overhead boat lift is planned to provide the ability to remove barges from the river at this location. An office for park police and Parks personnel is planned. A "pocket park" is located between Camden and Newell Streets adjacent to the facility. The pocket park will be generously landscaped, and planned to preserve a large pecan tree, as well as providing an accessible route to the river from street level.

This section of the project will incorporate a number of marshes, wetlands, and special water elements which will both preserve and restore aquatic habitat and be attractive features in their own right. Some of the more notable areas will be a marsh just north of Ninth Street, a restored island behind the San Antonio Museum of Art, a major water feature at 12<sup>th</sup> Street, another marsh south of Interstate 35, a grotto between Camden and Newell streets, a pool incorporated into a river access point and drainage outfall at Myrtle Street and a series of waterfalls north of the turning basin at Pearl Brewery. The marshes are "perched" to retain water when the river is drained for maintenance or in periods of low flow occasioned by drought conditions. Fish habitat structures, or lunker boxes, will be placed at all barge landings and other points along the river.

Pedestrian access to the river will occur primarily at the existing street bridges. Accessible ramps are included at street crossings along the east bank of the river for access to street level. A change from preliminary design has been to remove all steps from the west bank pathway to make it accessible along the entire length of the project. However, due to right-of-way and grade differential, not every street crossing will be accessible from the west bank path.

Pedestrian connections between the east and west banks are planned at most street bridges as well as at two pedestrian-only bridges – one at the lock and dam, and one located adjacent to Roy Smith Street. The crossing at Roy Smith Street will utilize the restored iron bridge that formerly connected the towers at the Lone Star Brewery, before it became the San Antonio Museum of Art.

### Wayfinding and Signage Narrative

The graphics program for the Urban and Park Reaches of the San Antonio River is designed to help orient and direct visitors along the pathways while enhancing their experience and safety. It is designed to make this experience more memorable by highlighting the cultural, ecological and economic developments that occurred along these stretches of the River.

The rich visual vocabulary of elements found throughout San Antonio - from the domes of its missions, colorful mosaics and tiles, ornamental railings and varieties of stone - have influenced the design and materials selected for the graphics. Emphasis on this variety, developed within a vocabulary of forms and materials, provides a system that is unique, yet functional and flexible for expansion as new segments of the River are developed.

The design solutions represent options for various conditions. Directional and interpretive information may either be mounted on existing surfaces, or may take the form of free-standing units. Vertical entry markers will identify entrances to the river at street level, and may occur in conjunction with tile or panel inlays to be located at river level or street level landings. The variety is important to create interest and maintain the unique character of each site.

The functional objectives of the system are also critical to its success. Materials and finishes recommended are able to withstand varying weather conditions and flooding, and to fit into an environment ranging from greenbelt areas to more urban zones. The color palette is neutral, so signs would have a timeless quality and fit into the natural environment. Fabricated metal signs would be aluminum (for its non-corrosiveness) finished with an industrial coating that is specifically used in the sign industry for its durability.

Following is a description of each sign type included in this program:

#### Riverwalk Entry Markers and Entry Panels

Vertical elements, or Entry Markers, will be located at select street level landings to identify entry areas to the Riverwalk. These could be unique for each location, and could incorporate mosaic graphics, lighting, and may be constructed of stone, or fabricated metal.

In conjunction with these, Entry Panels have been designed to be located at the top and bottom of stairs and ramps. These "panels" may consist of graphics/letterforms sandblasted into stone or concrete; or cast letterforms inset into stone or concrete with tile or mosaic inlays; or glazed tiles inset into stone or concrete. Each of these options may contain the identity of "The Riverwalk" or the name of the street located above.

#### Bridge Identity Panels

These panels identify the roadway that crosses the river and would be located on both sides of bridges. Options may include cut-out metal panels and would be selected according to the design of the bridge.

#### Accessibility Markers

These panels would be located at accessible ramps to the river, and would designate accessible routes along the pathway. These would be mounted to existing walls or structures where possible, or would be incorporated into directional signage.

#### Directional Signs

The pedestrian directional signs will identify streets and sites, accessible routes, and will generally function to direct people to places and amenities along the pathways. These signs would be located at decision-making points along the paths. They may be wall-mounted or freestanding units, depending on the site requirements. Designs shown would have high-contrast lettering against a dark background, and would consist of fabricated aluminum with industrial paint or powder-coating.

#### Historic/Interpretive Panels or Freestanding Units

Interpretive graphics would be located at specific areas of interest along the pathways and are designed to be vertical freestanding units or as horizontal units, depending on the site. Materials for general interpretive

signage and map units would consist of fabricated aluminum with industrial paint or would be powder-coated.

Interpretive panels would include both historical/cultural information, as well as information on the river's hydrology and ecosystem. Following are some of the areas identified which would be included on the historical/interpretive markers:

- Lexington Avenue Dam - History and purpose of the dam, as well as WPA construction projects along the river.
- Riparian Ecosystem - Native plants, animals and fish species along the river
- The lock and dam - Hydrology, water levels and historical uses of locks
- The Molina Blanco Grist Mill - Function of a gristmill and the role of acequias
- The Lone Star Brewery - Role of the river, German settlers and its present use as a Museum.
- The San Antonio River Valley - Early inhabitants and settlers, communities and the geology of the river valley
- The "Blow Hole" (tunnel relief valve) - How it works, and flood control aspects of the river
- The Pearl Brewery - History and description
- The Original River Channel- What it looked like, man-made modifications and human impact along the river

#### Map Units

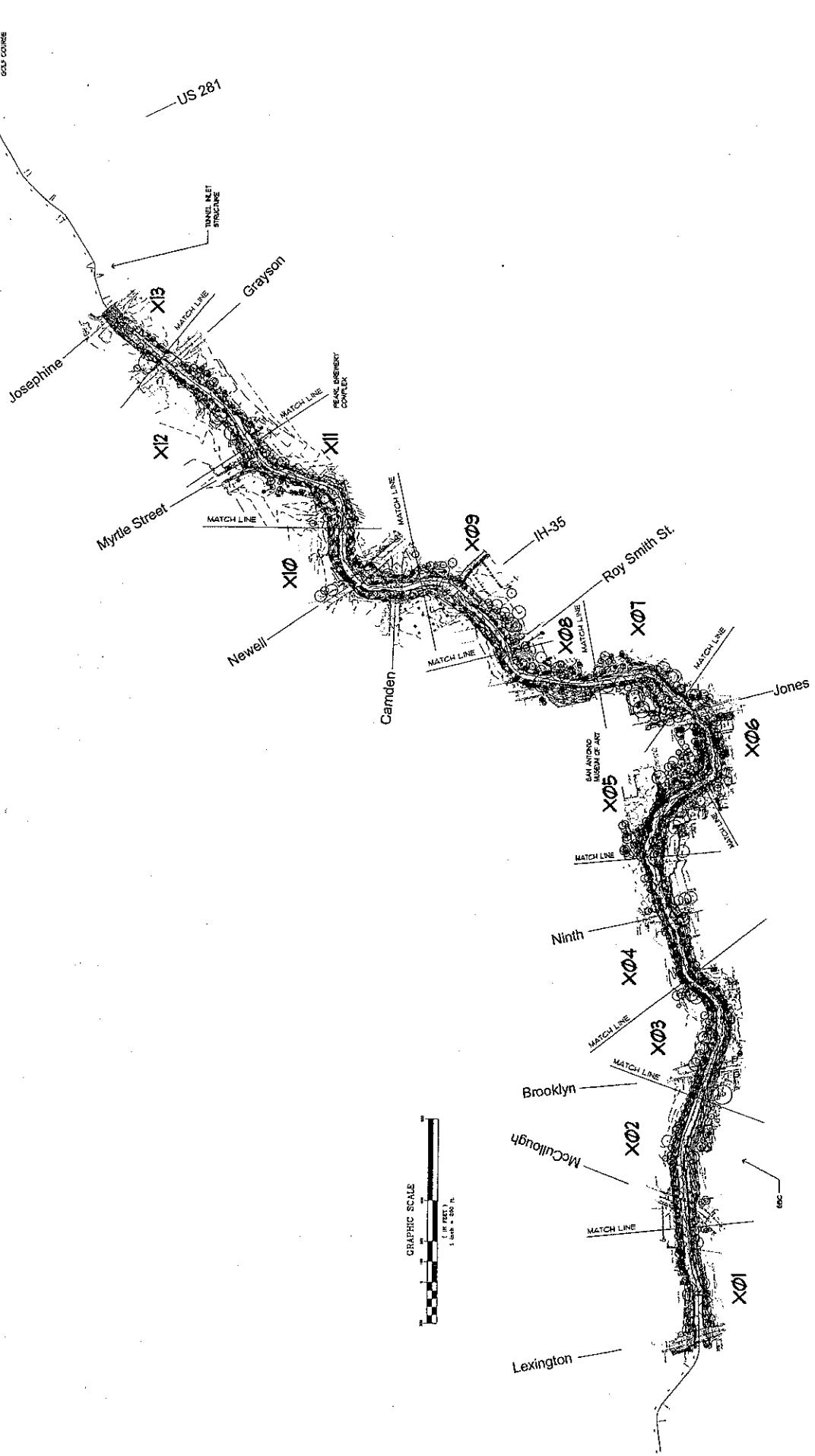
The structures for the interpretive units would also be used to hold map panels. These would orient visitors and highlight amenities and places of interest along street and river levels. Map graphics would be located at several points along the pedestrian path.

The signage program is intended to be harmonious with the environment, easily maintained, expandable, and user-friendly. As part of the improvements along the Urban and Park reaches of the river, it will help orient, inform and educate, while contributing to a welcoming and memorable experience for residents and visitors.

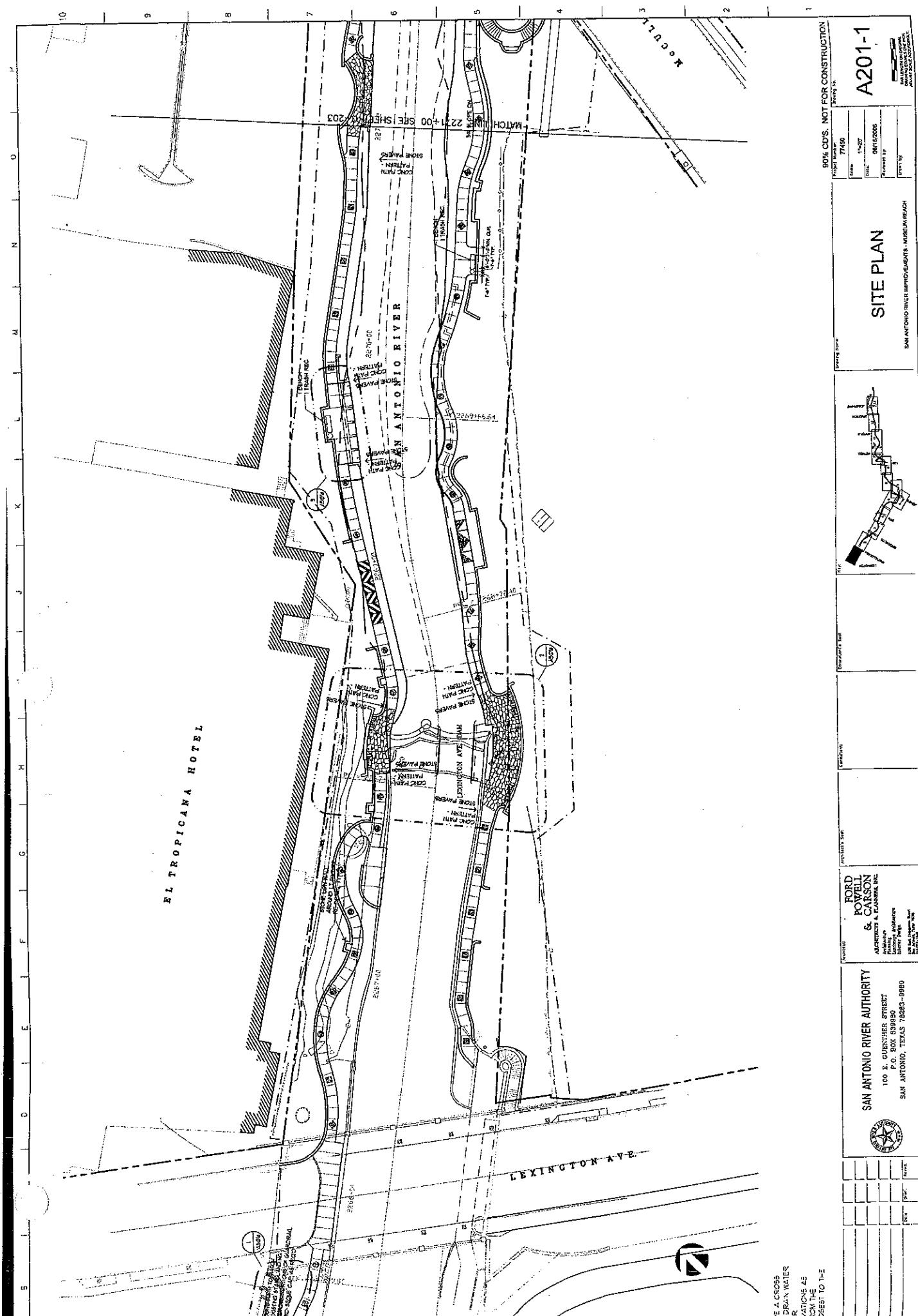
#### Landscape Design Narrative

The landscape design will provide a seamless extension of the downtown's tropical landscape palette to the lock and dam located just upstream from Brooklyn Avenue. North of the lock and dam to Josephine Street, plantings become more native in character. Although the planting scheme varies with location, the general concept of creating vegetative slopes with mass plantings of shrubs, groundcovers and native grasses will remain constant. Detailed plantings of ornamental trees, shrubs and groundcovers accent points of interest such as river entry points, plazas, and wetlands.

Plant materials are selected based on their characteristics to interact with the built environment by softening and adding textures to retaining walls and channel edges. They are also selected based on how they interact with the natural river processes by promoting water quality and creating aquatic habitats.



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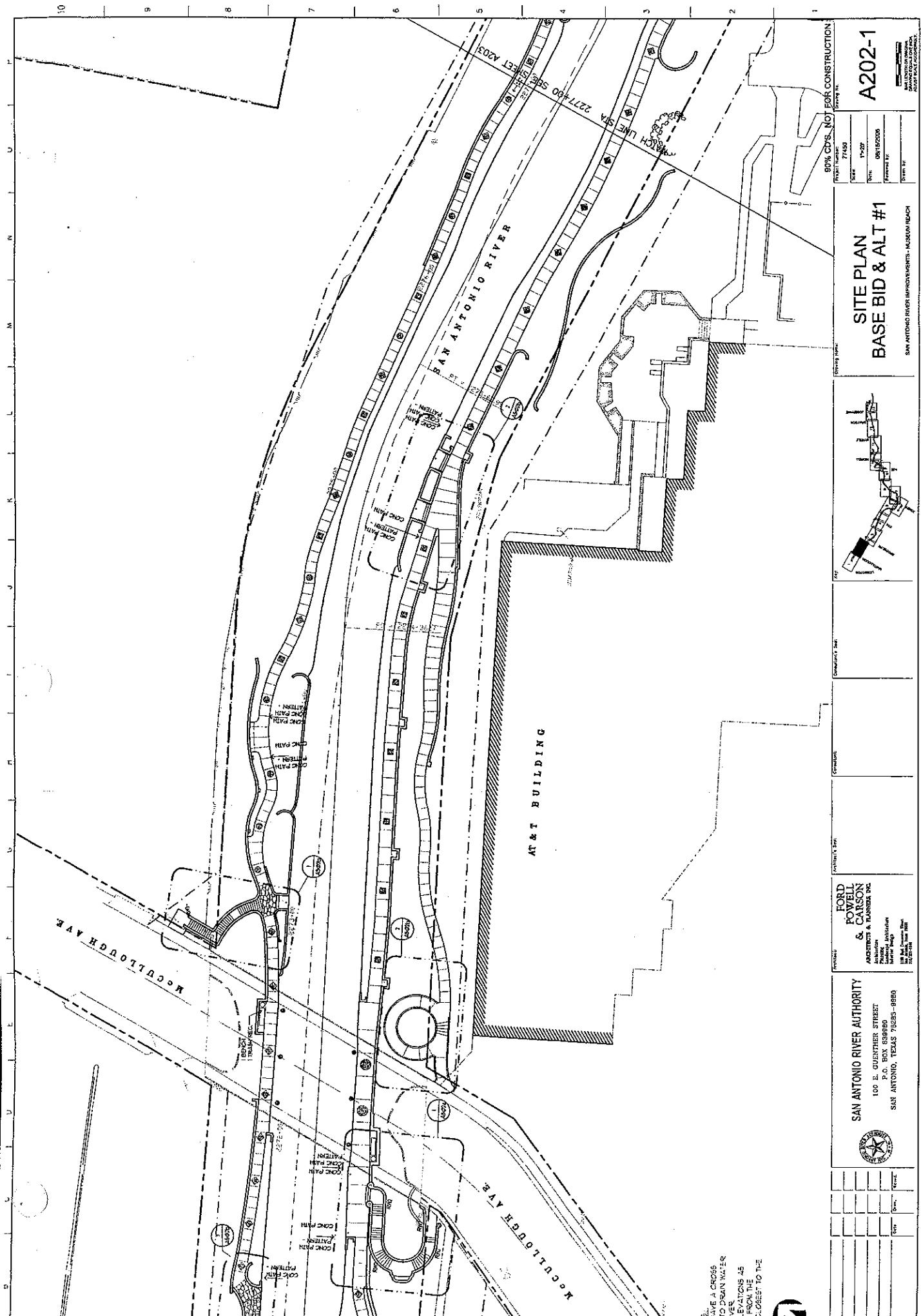
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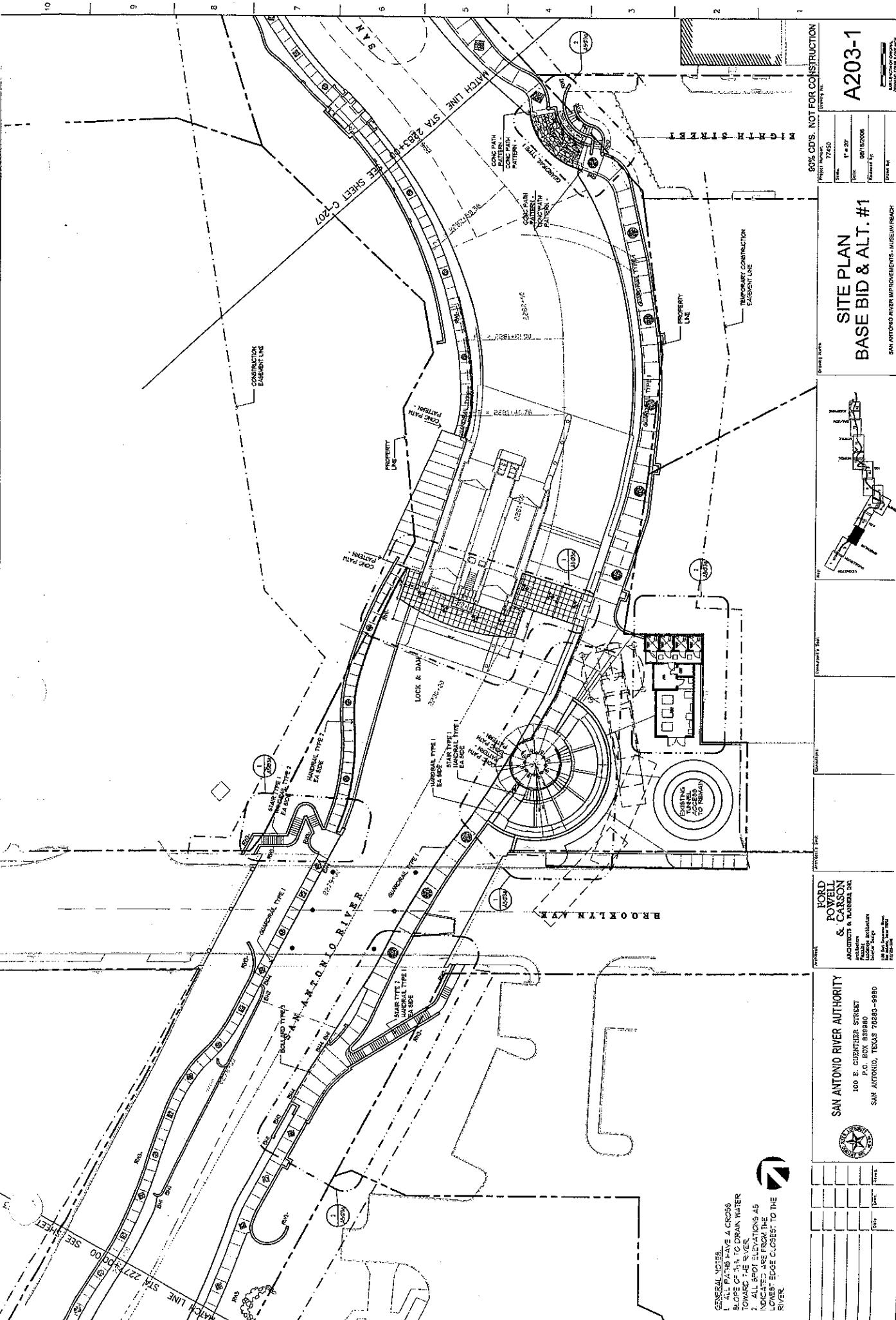
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SITE PLAN

Project Name	Architect	Engineer	Surveyor
SAN ANTONIO RIVER AUTHORITY	FORD POWELL & CARSON, INC.	ASPLINGER & PLANS, INC.	PROGRESSIVE SURVEYING, INC.
100 E. CUNNINGHAME STREET	Project Manager: [Signature]	Project Manager: [Signature]	Project Manager: [Signature]
P.O. BOX 659850	Project Engineer: [Signature]	Project Engineer: [Signature]	Project Engineer: [Signature]
SAN ANTONIO, TEXAS 78265-9850	Project Surveyor: [Signature]	Project Surveyor: [Signature]	Project Surveyor: [Signature]
	Printed Date: [Signature]	Printed Date: [Signature]	Printed Date: [Signature]







GENERAL NOTES.  
ALL PATHS HAVE A CROSS  
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WESTERN EDGE CLOSEST TO THE  
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MC LINE STA 2285+00 SEE SHEET A205

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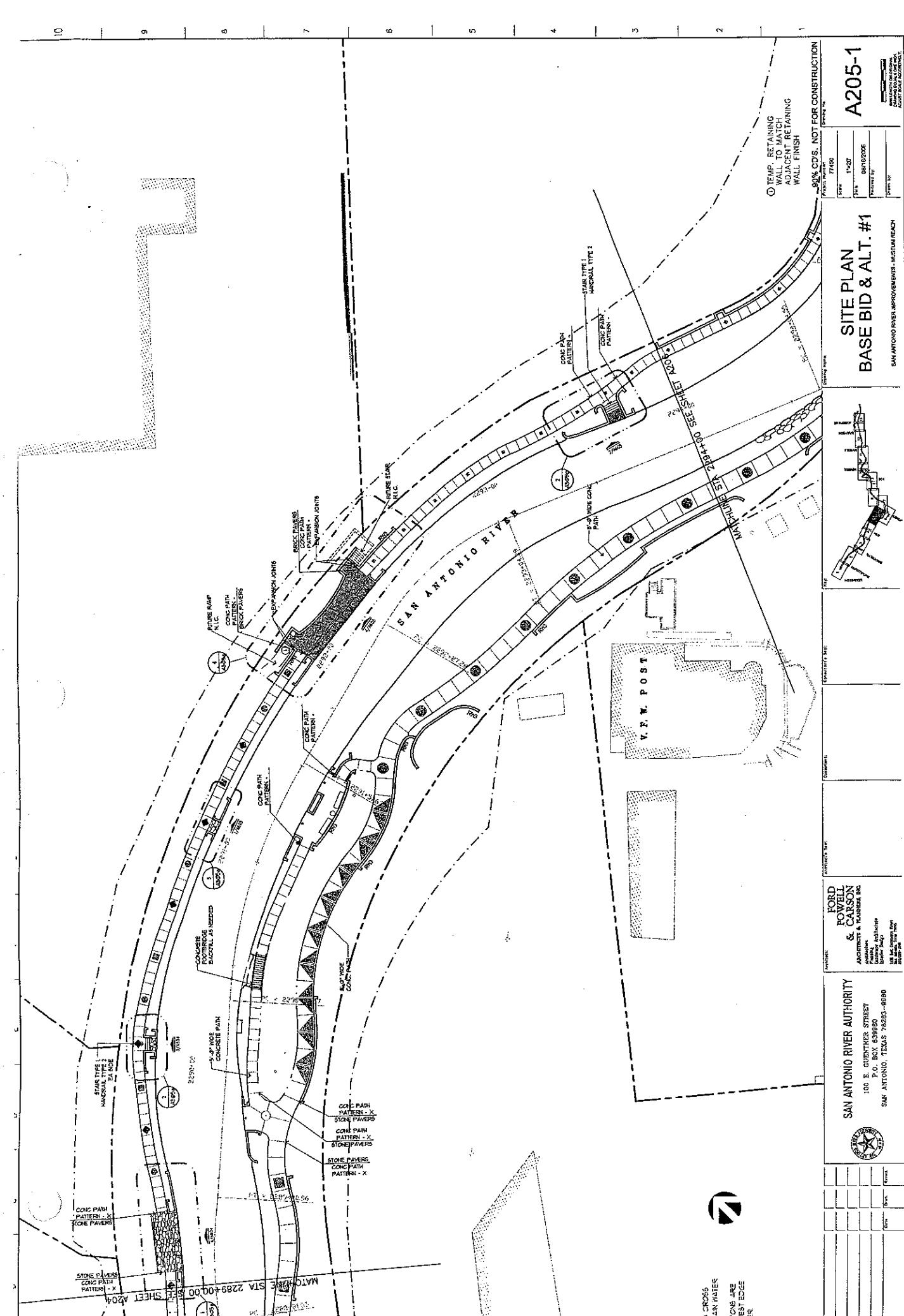
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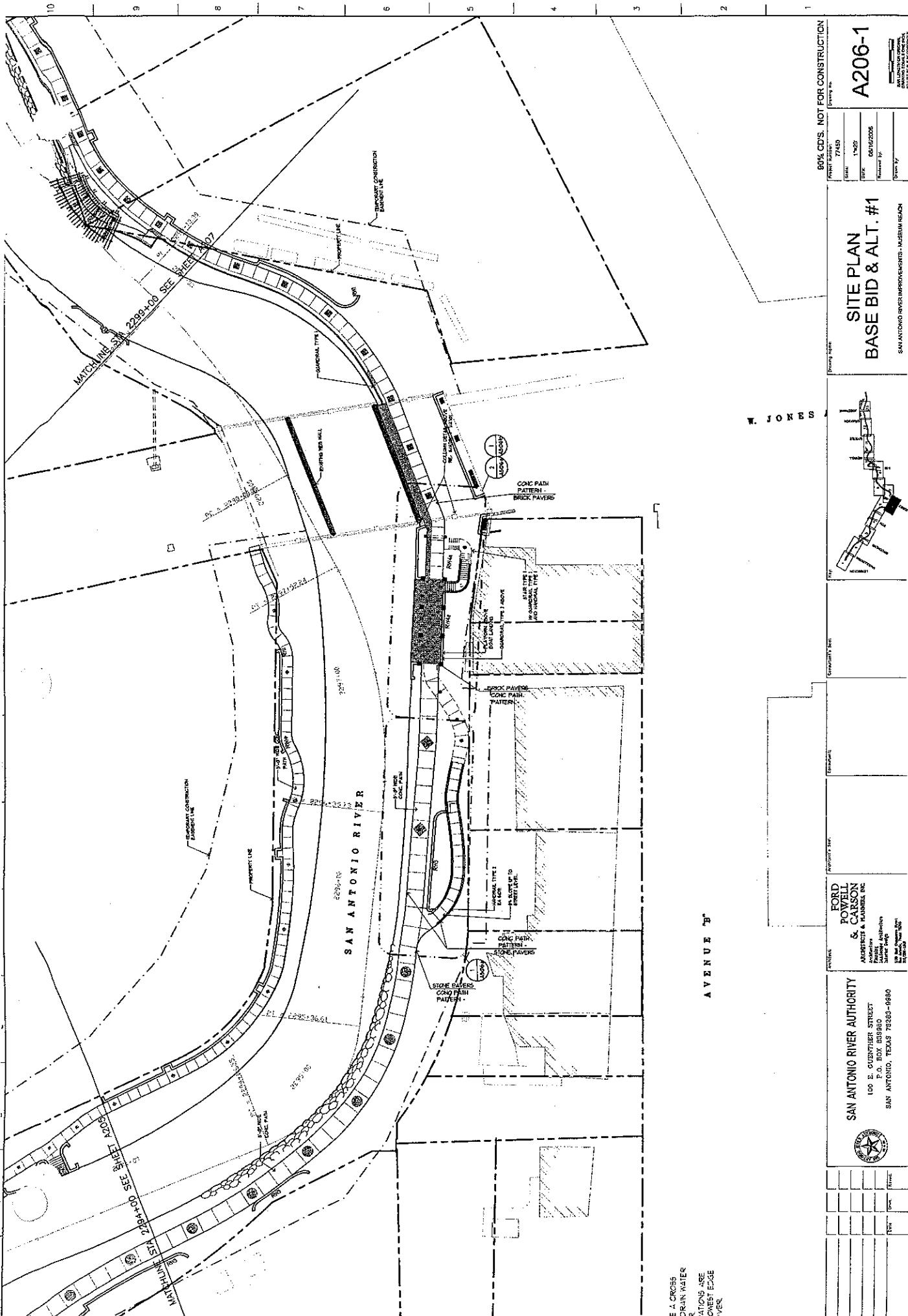
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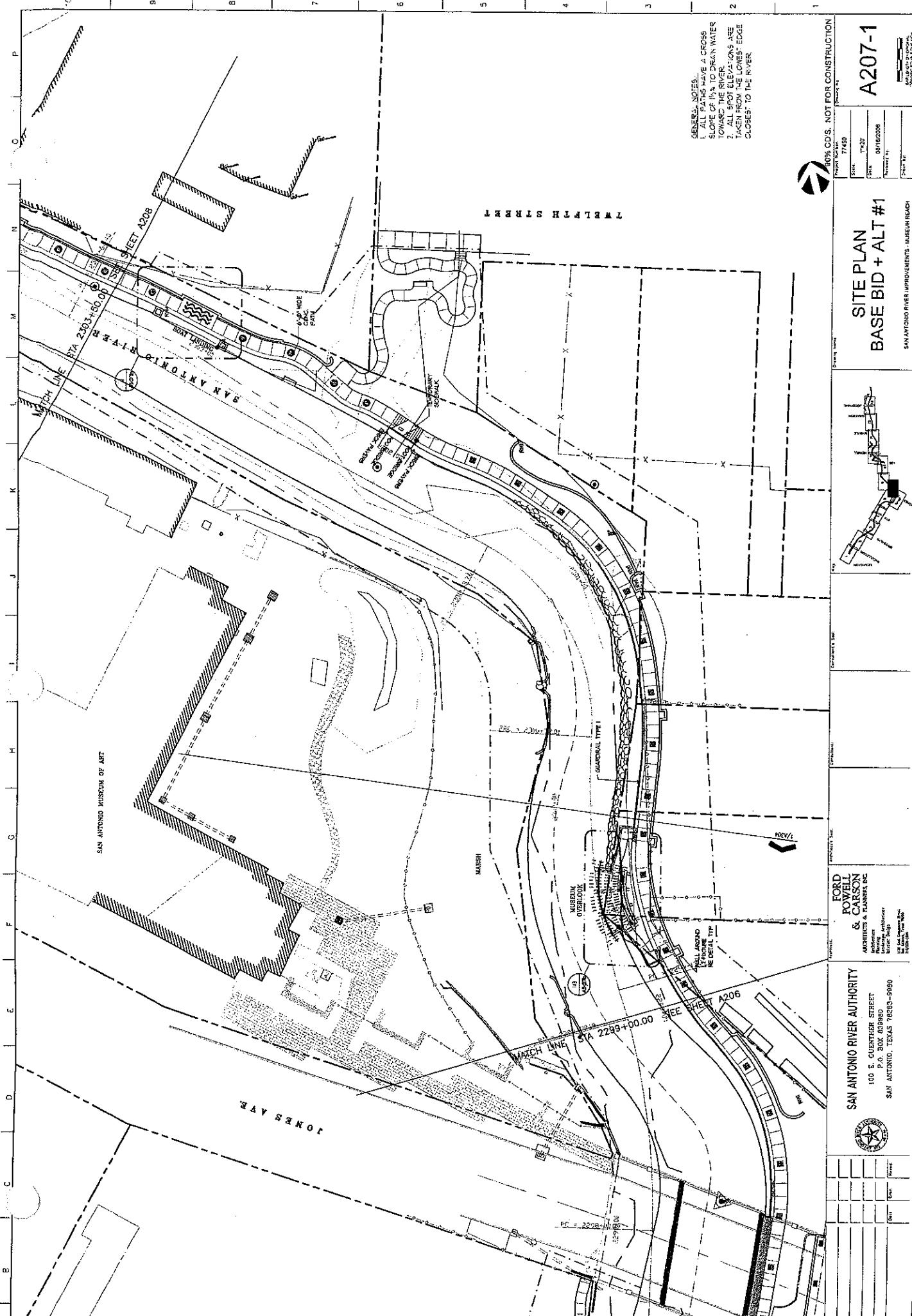
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## SAN ANTONIO RIVER IMPROVEMENTS - MUSEUM REACH

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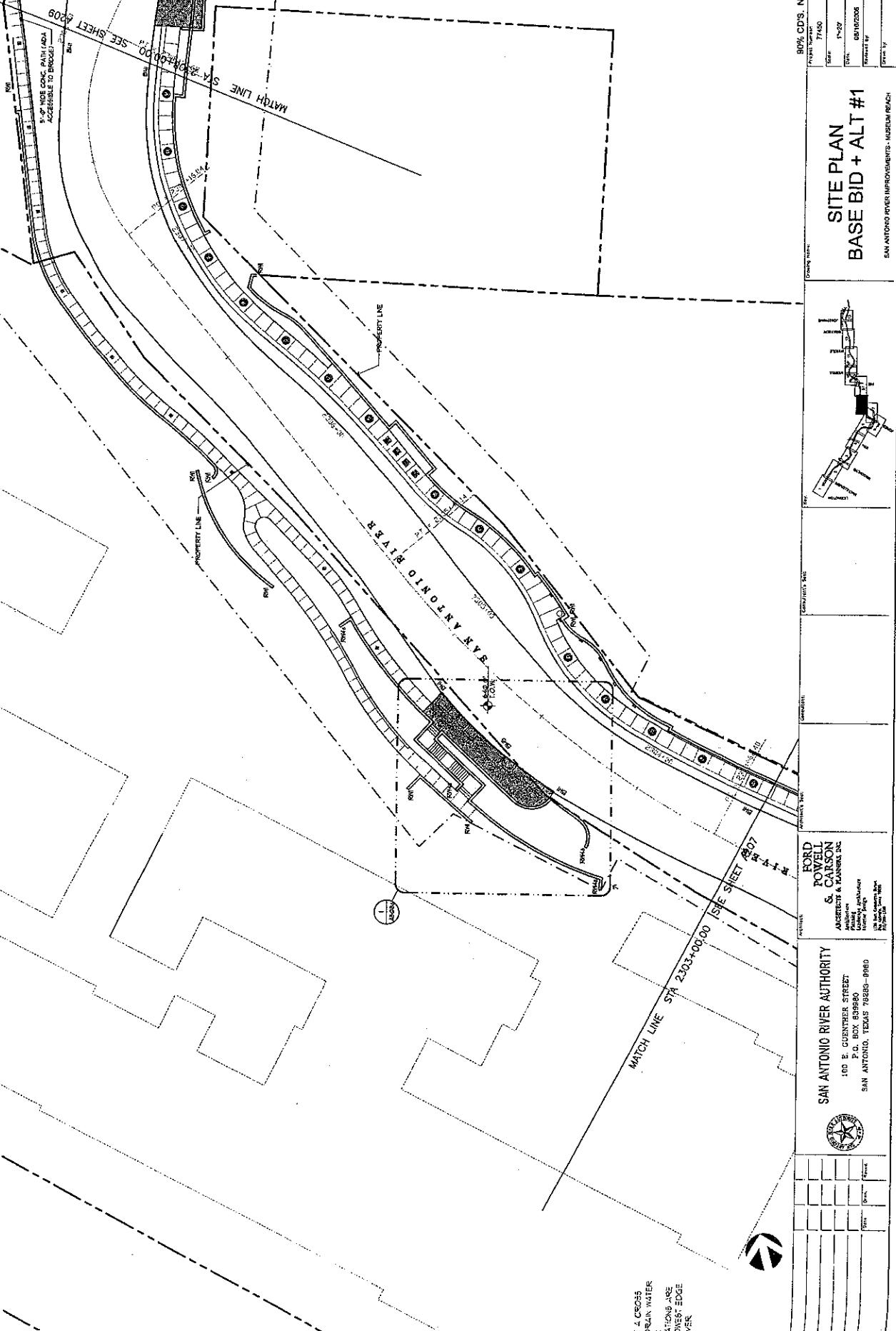
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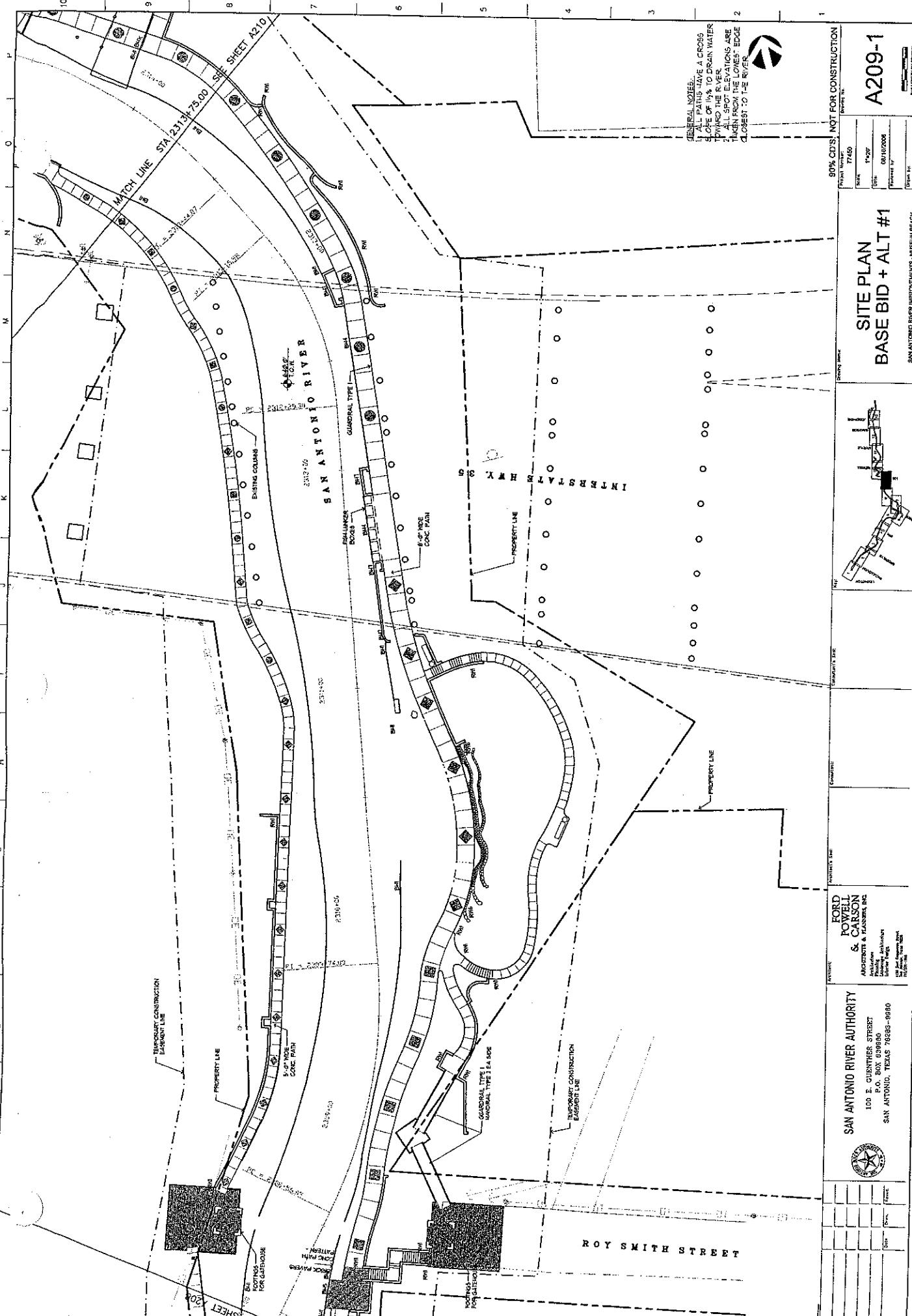
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SITE PLAN  
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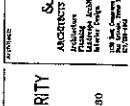
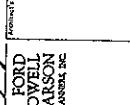
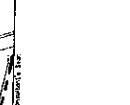
AMERICAN RIVER CORPORATION  
PROJECT TEAM

SAN ANTONIO RIVER IMPROVEMENTS - MUSEUM BEACH

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TAKEN FROM THE LOWEST EDGE  
CLOSEST TO THE RIVER.



MAULHORN ENGINEERING  
CHARTS & PLANS

A211-1

MAULHORN ENGINEERING  
CHARTS & PLANS

SITE PLAN

SAN ANTONIO RIVER IMPROVEMENTS - MUSEUM REACH

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06/16/2006

Prepared by

Dave SP

Drawn by

Dave SP

Checked by

Dave SP

Approved by

Dave SP

Date

06/16/2006

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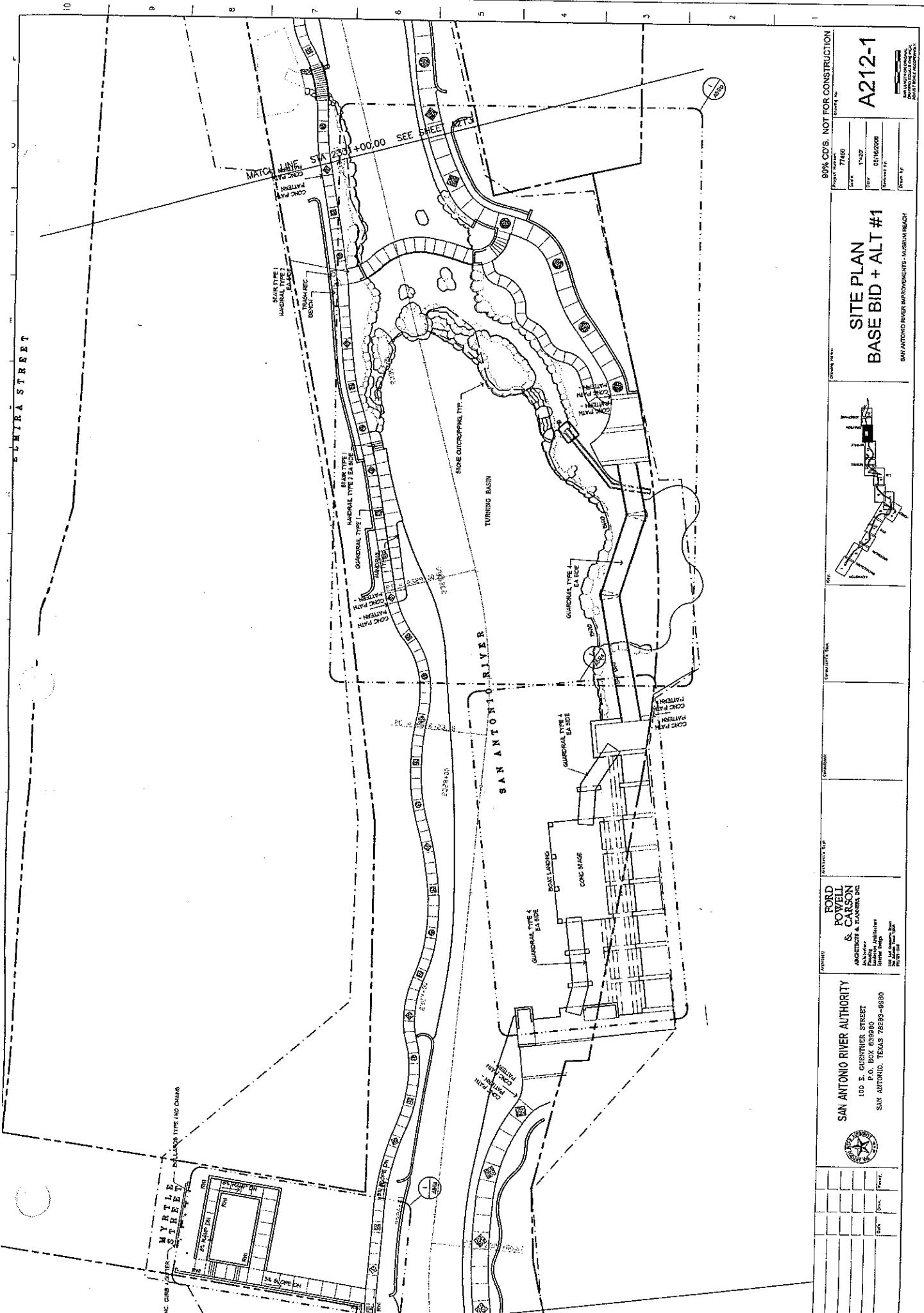
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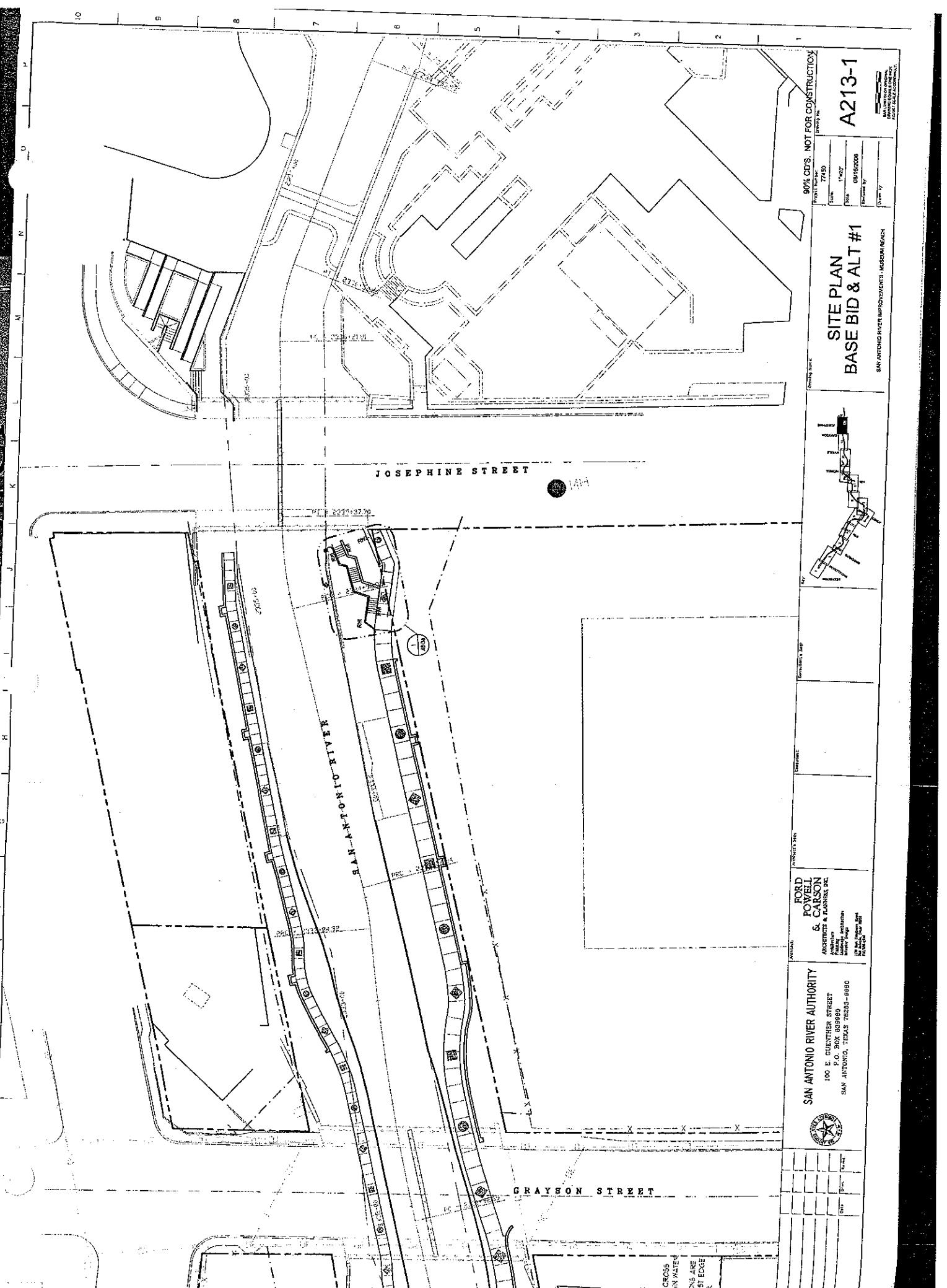


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**SITE PLAN  
BASE BID + ALT #1**

SAN ANTONIO FEVER IMPROVEMENTS - MUSEUM BEACH

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## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2006

Agenda Item No.

33

**HDRC CASE NO:** 2006-307

**IDENTIFIER:**

**ADDRESS:** 115 Main Plaza

**LEGAL DESCRIPTION:**

**ZONING:** "D H RIO-3"

**PUBLIC PROPERTY:**

**COUNCIL DISTRICT:** 1

**DISTRICT:** Main/Military Plaza Historic District

**LANDMARK:**

**APPLICANT:** Larry Clark - Bender, Wells, Clark Design

**OWNER:** City of San Antonio

**TYPE OF WORK:** Redevelopment of Main Plaza

### **REQUEST:**

The proposed redevelopment plan expands the 1992 Historic Civic Center Master Plan and the conceptual design by Lake-Flato Architects in 2001. The plan includes the conversion of Main and Soledad Streets to pedestrian walks. Other features include:

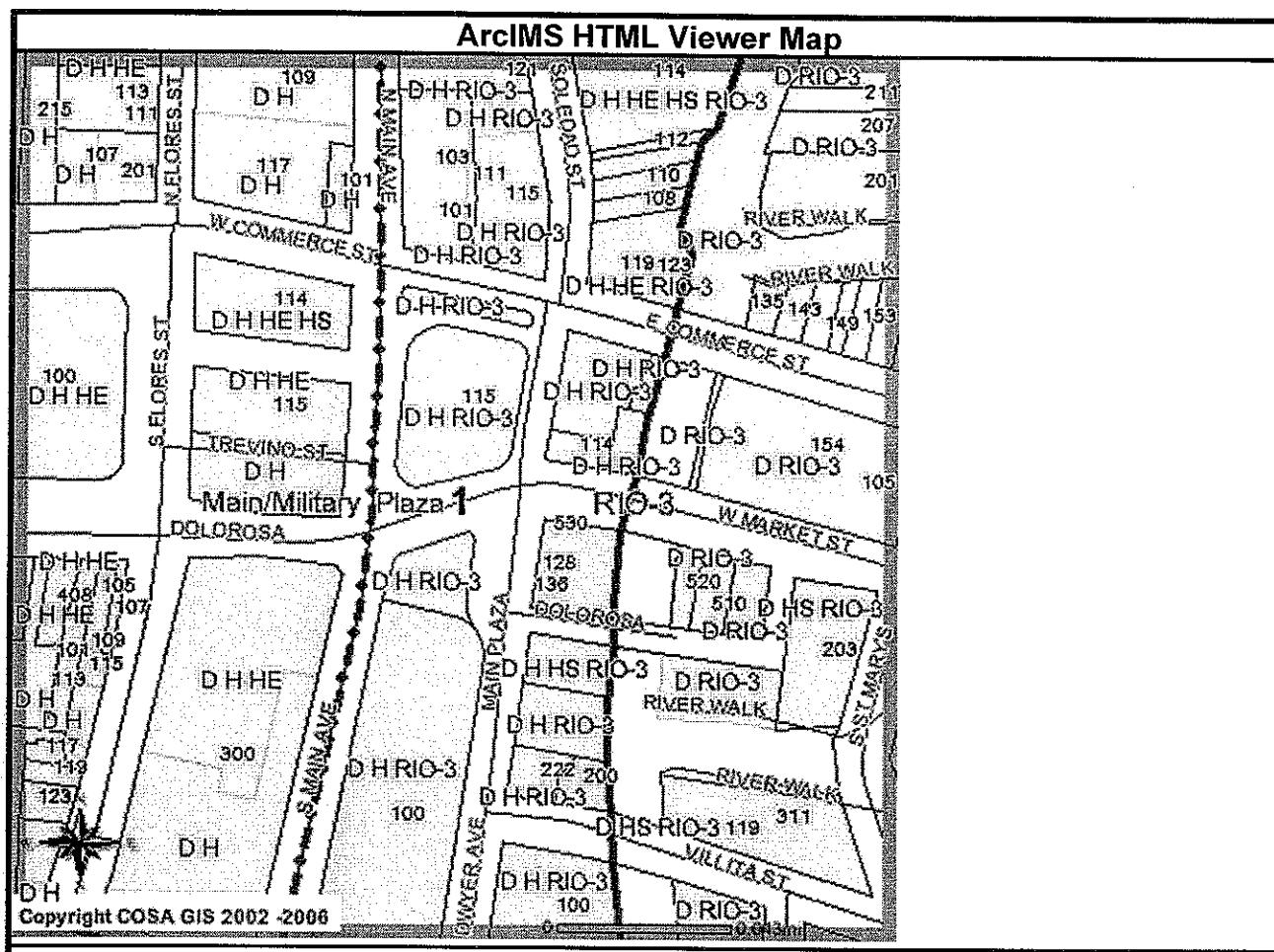
- 1) public plaza large enough for events
- 2) representation of the historic significance of the plaza
- 3) Smaller scale settings for lunchtime use and small gatherings
- 4) food and information kiosks, shade structure and small fountain
- 5) restrooms, riveroverlook and vending building
- 6) addition of new shade trees and promenade areas
- 7) a strong connection to the river
- 8) an entrance plaza for City Council Chambers
- 9) an entrance plaza for the County Courthouse with fountain
- 10) a major focal space with an interactive fountain and a formal lawn, and
- 11) traffic calming elements to facilitate pedestrian crossings

### **RECOMMENDATION:**

At this time the applicant will provide the Commission the proposed plan at a scheduled September 15, 2006 meeting. Staff will present their recommendation at the September 20 Historic Design and Review Commission after reviewing these plans.

### **CASE COMMENTS:**

Commissioners will receive updated plans at the joint Texas Historic Commission, San Antonio Conservation Society and Historic Design and Review Commission meeting on September 15, 2006. Architectural Committee meetings were held August 11, and September 14, 2006.



# MEMORANDUM

Re: Main Plaza Redevelopment



## HDRC Project Overview

The Redevelopment of Main Plaza represents the first improvements and additions to the Plaza in over 40 years. Main Plaza has been called the "Birthplace of San Antonio" and represents a very important historic space in downtown. Its character and use has evolved over the past 275 years. The following narrative will help to describe proposed improvements.

### ***Main Plaza Redevelopment***

The proposed redevelopment plan expands upon the previous plans for Main Plaza in the 1992 Historic Civic Center Master Plan and the previously approved Conceptual Design by Lake-Flato Architects in 2001. The site is approximately 2 acres in size in the center of San Antonio. Most of the site is currently occupied by existing streets, a large fountain built in the 1960's, raised planting beds with trees and shrubs, and paths and steps bisecting the space. The redevelopment plan includes the conversion of Main and Soledad to pedestrian walks. The features and vision for the Plaza is described below:

## FEATURES OF THE PLAN

- a public plaza large enough for events, such as celebrations, performances or a market,
- representation of the historic significance of the Plaza,
- smaller scale settings for lunchtime use and small gatherings,
- food and information kiosks, shade structure, and small fountain
- restrooms, river overlook, and vending building
- the addition of new shade trees and promenade areas,
- strong connection to the river,
- an entrance plaza for City Council Chambers,
- an entrance plaza for the County Courthouse with fountain,
- a major focal space with an interactive fountain and a formal lawn, and
- traffic calming elements to facilitate pedestrian crossings

Bender Wells Clark Design

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## **VISION**

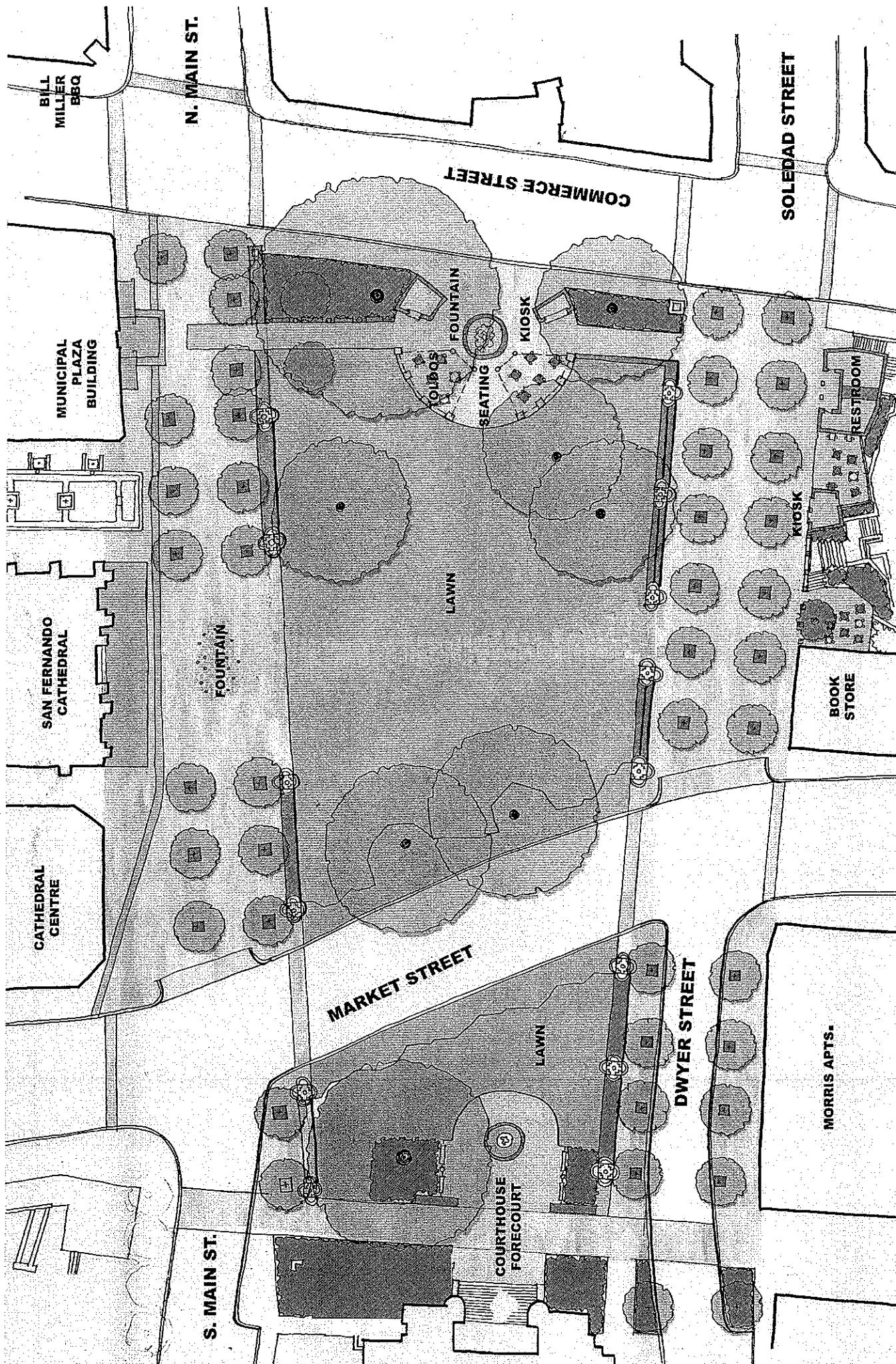
- Provides a great place at the heart of the City
- Brings diverse people together
- Creates active public space
- Encourages mixed-use development
- Promotes walking, biking and transit
- Supports business opportunities
- Renews downtown neighborhoods

***We look forward to the HDRC review***

Sincerely,  
BENDER WELLS CLARK DESIGN



Lawrence C. Clark, ASLA  
Texas Registered Landscape Architect #1211



**ARCHITECTURE**

Buildings

**Main Plaza  
Redevelopment**

1:100 Scale

Slope 1/2" / 12"

Slope 1/4" / 12"

Slope 1/8" / 12"

Slope 1/16" / 12"

Slope 1/32" / 12"

Slope 1/64" / 12"

Slope 1/128" / 12"

Slope 1/256" / 12"

Slope 1/512" / 12"

Slope 1/1024" / 12"

Slope 1/2048" / 12"

Slope 1/4096" / 12"

Slope 1/8192" / 12"

Slope 1/16384" / 12"

Slope 1/32768" / 12"

Slope 1/65536" / 12"

Slope 1/131072" / 12"

Slope 1/262144" / 12"

Slope 1/524288" / 12"

Slope 1/1048576" / 12"

Slope 1/2097152" / 12"

Slope 1/4194304" / 12"

Slope 1/8388608" / 12"

Slope 1/16777216" / 12"

Slope 1/33554432" / 12"

Slope 1/67108864" / 12"

Slope 1/134217728" / 12"

Slope 1/268435456" / 12"

Slope 1/536870912" / 12"

Slope 1/107374184" / 12"

Slope 1/214748368" / 12"

Slope 1/429496736" / 12"

Slope 1/858993472" / 12"

Slope 1/1717986944" / 12"

Slope 1/3435973888" / 12"

Slope 1/6871947776" / 12"

Slope 1/13743895552" / 12"

Slope 1/27487781104" / 12"

Slope 1/54975562208" / 12"

Slope 1/109951124416" / 12"

Slope 1/219902248832" / 12"

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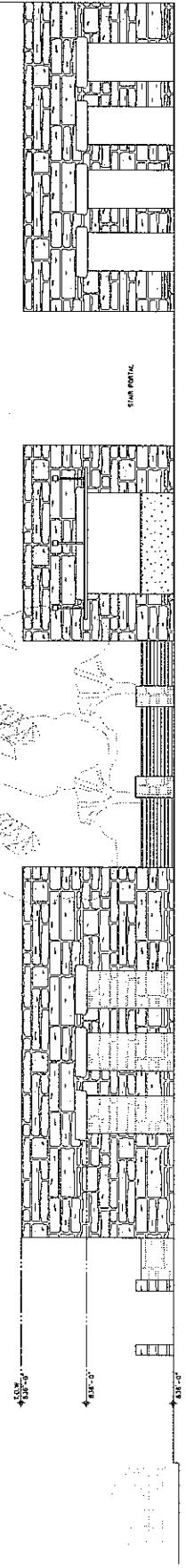
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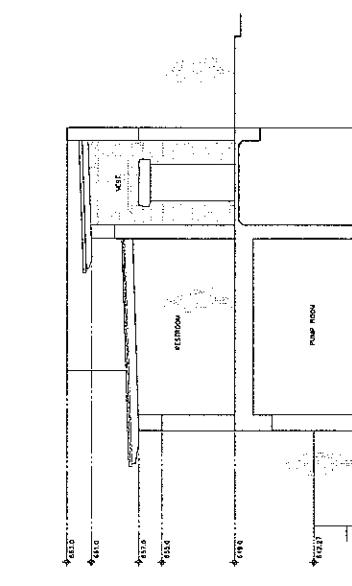
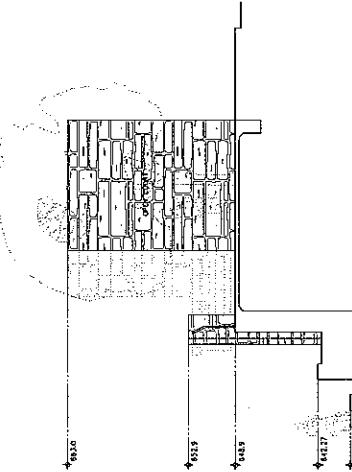
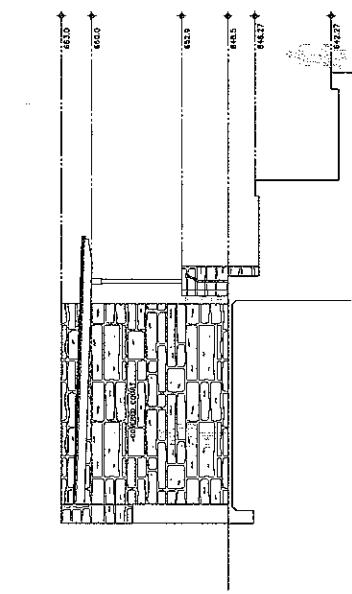
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**ARCHITECTURE**

△ Version

**1 EAST ELEVATION**

1-17-12 1'-0" = 1'-0"

**Main Plaza  
Redevelopment**115 1142 PINE  
SACRAMENTO, CA 95814  
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115 1142 PINE  
SACRAMENTO, CA 95814  
Toll Free: 1-800-552-2856ELEVATIONS  
AND  
BUILDING SECTIONS  
**A-2**

LOBBY/DOOR 10'0" x 10'0" / LOBBY/DOOR 10'0" x 10'0" / LOBBY/DOOR 10'0" x 10'0"

**5 SECTION THRU RESTROOM**

SECTION THRU OPEN COURT

SECTION THRU COVERED COURT

**A-2**

SECTION THRU TOP

SECTION THRU TOP